

RECEIVED

PERMIT NUMBER: B 21000888

DATE ACCEPTED:

MAR 04 2021



RESIDENTIAL BUILDING PERMIT APPLICATION LICENSES & PERMITS DIVISION

HOWARD COUNTY DEPARTMENT OF INSPECTIONS, LICENSES, AND PERMITS

3430 COURT HOUSE DRIVE, ELLICOTT CITY, MD 21043 - PHONE: (410) 313-2455 OPTION #4 www.howardcountymd.gov

BUILDING SITE ADDRESS REQUIRED

Street Address: 13185 Highland Rd, City: Highland, State: MD, Zip Code: 20777, Subdivision/Village/Complex Name: 1002, Lot: 2, Tax Map: 0034, Parcel: 0237, Grading Permit #:

DESCRIPTION OF WORK REQUIRED

Existing Use: SPD, Proposed Use: 2-Story Addition: First Floor 480sf to include Full Bathroom/additional Family Room 336sf over existing foundation and slab. Expanded footings over new slab foundation to expand Den/Office 144sf. Second Floor 408sf to include Master Bedroom, Bathroom & Sitting Area.

PROPERTY OWNER INFORMATION REQUIRED

Owner(s) Name(s): Peter T Doan and Vera A Stupina, Owner's Street Address: 13185 Highland Rd, City: Highland, State: MD, Zip Code: 20777, Phone: 978-429-5541, Email: petervudoan@gmail.com or vu_doan@hotmail.com

APPLICANT NAME REQUIRED - INDIVIDUAL WHO SIGNS THIS APPLICATION

Business Name: Design Build Remodeling Group of MD, Contact Name: Kristy Loftice, Street Address: 1299 Judges Ct., City: Eldersburg, State: MD, Zip Code: 21784, Phone: 443-300-2268, Email: info@dbrgmaryland.com

CONTRACTOR INFORMATION REQUIRED

Business Name: Design Build Remodeling Group of MD, Licensee's Name: Eric Swanson, License #: 129933, Street Address: 1299 Judges Ct., City: Eldersburg, State: MD, Zip Code: 21784, Phone: 443-300-2268, Email: info@dbrgmaryland.com

ARCHITECT/ENGINEER INFORMATION INDIVIDUAL WHO SIGNED PLANS, IF APPLICABLE

Business Name: Creative Outlooks, Name: Phil Gugliuzza, Street Address: 228 Stem Rd, City: Union Bridge, State: MD, Zip Code: 21791, Phone: 410-596-1062, Email: pgcreativeoutlooks@gmail.com

BUILDING CHARACTERISTICS REQUIRED

Primary Structure: SF Dwelling, Condo: No, Utilities: Electric, Gas, Water Supply: Public, Sewage Disposal: Private (Septic), Heating System: Electric, Natural Gas, Propane, Other, Roadside Tree Project: No, Sprinkler System: NFPA 13, NFPA 13R, NFPA 13D, Fire Alarm System: No, Voice Evac

ADDITIONAL RESIDENTIAL INFORMATION (PLEASE SELECT/COMPLETE ALL THAT APPLY)

Model Name & Options: Dutch, # of Bedrooms (SF): 3, # of efficiency units (MF*):, # of 1 BR (MF*): 161 sf, # of 2 BR (MF*): 187 sf, # of 3 BR (MF*): 164 sf, # Rooms: 9, # Full Baths: 2, # Half Baths: 1, # Fireplaces: Garage/Carport Info: Attached Garage, Detached Garage, Integral Garage, Carport, None, Basement/Foundation Info: Slab on Grade, Post & Pier, Unfinished Basement, Finished Basement: Full or Partial, 1st Fl Width: 29' 4 5/8", 1st Fl Depth: 28' 8 3/4", 2nd Fl Width: 29' 4 5/8", 2nd Fl Depth: 28' 8 3/4", Bsmt Width: 29' 4 5/8", Bsmt Depth: 28' 8 3/4", Energy Method: Prescriptive, Performance, UA Alternative, ERI, Gross Area: 2522 sq ft, Occupiable Area: 2352 sq ft

AGREEMENT/ DISCALIMER REQUIRED

THE UNDERSIGNED HEREBY CERTIFIES AND AGREES AS FOLLOWS: (1) THAT HE/SHE IS AUTHORIZED TO MAKE THIS APPLICATION; (2) THAT THE INFORMATION IS CORRECT; (3) THAT HE/SHE WILL COMPLY WITH ALL REGULATIONS OF HOWARD COUNTY WHICH ARE APPLICABLE THERETO; (4) THAT HE/SHE WILL PERFORM NO WORK ON THE ABOVE REFERENCED PROPERTY NOT SPECIFICALLY DESCRIBED IN THIS APPLICATION; (5) THAT HE/SHE GRANTS COUNTY OFFICIALS THE RIGHT TO ENTER ONTO THIS PROPERTY FOR THE PURPOSE OF INSPECTING THE WORK PERMITTED AND POSTING NOTICES.

Kristy Loftice (Signature), DATE SIGNED: 3/4/2021

FOR OFFICE USE ONLY CHECKS PAYABLE TO: DIRECTOR OF FINANCE OF HOWARD COUNTY

AGENCIES REQUIRED/APPROVALS: PR, DPZ, DED, Health, SH, CID

SUBMITTAL FEES: \$25.00, PAYMENT: CK# 1494, ACCEPTED BY: DROPBOX

PLANS RECEIVED

R/APP- 4.2, 21

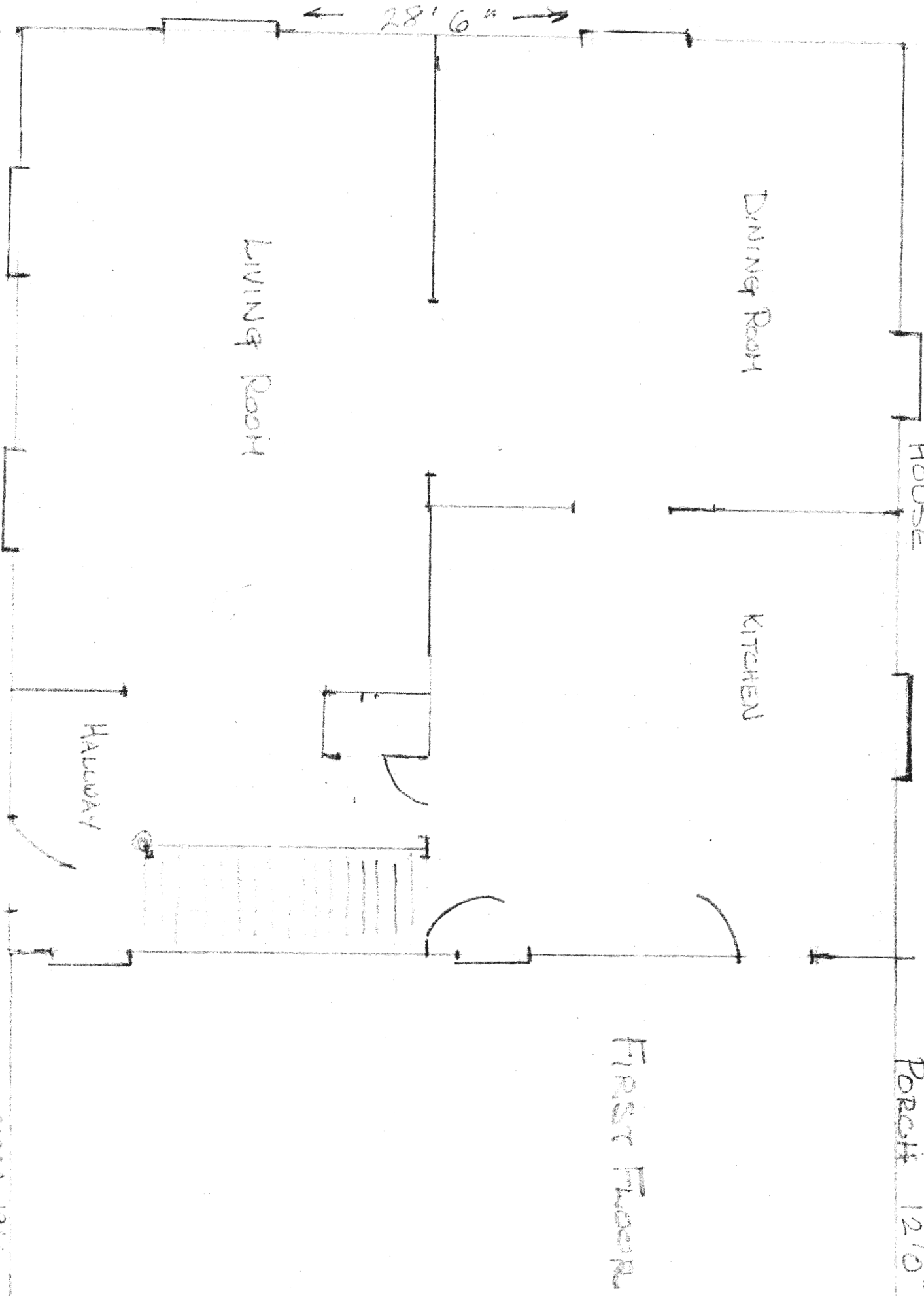
- ✓ please enter into civic access.
- close out.
- please scan files.

HOCO Heat Depart
MAR 23 2 '21
Environmental Health



circa 1966

PATRICIA AND JOHN SULLIVAN HOME
13185 HIGHLAND RD.
HIGHLAND, MD, 20777



HOUSE

DINING ROOM

KITCHEN

LIVING ROOM

HALLWAY

PORCH 12'0"

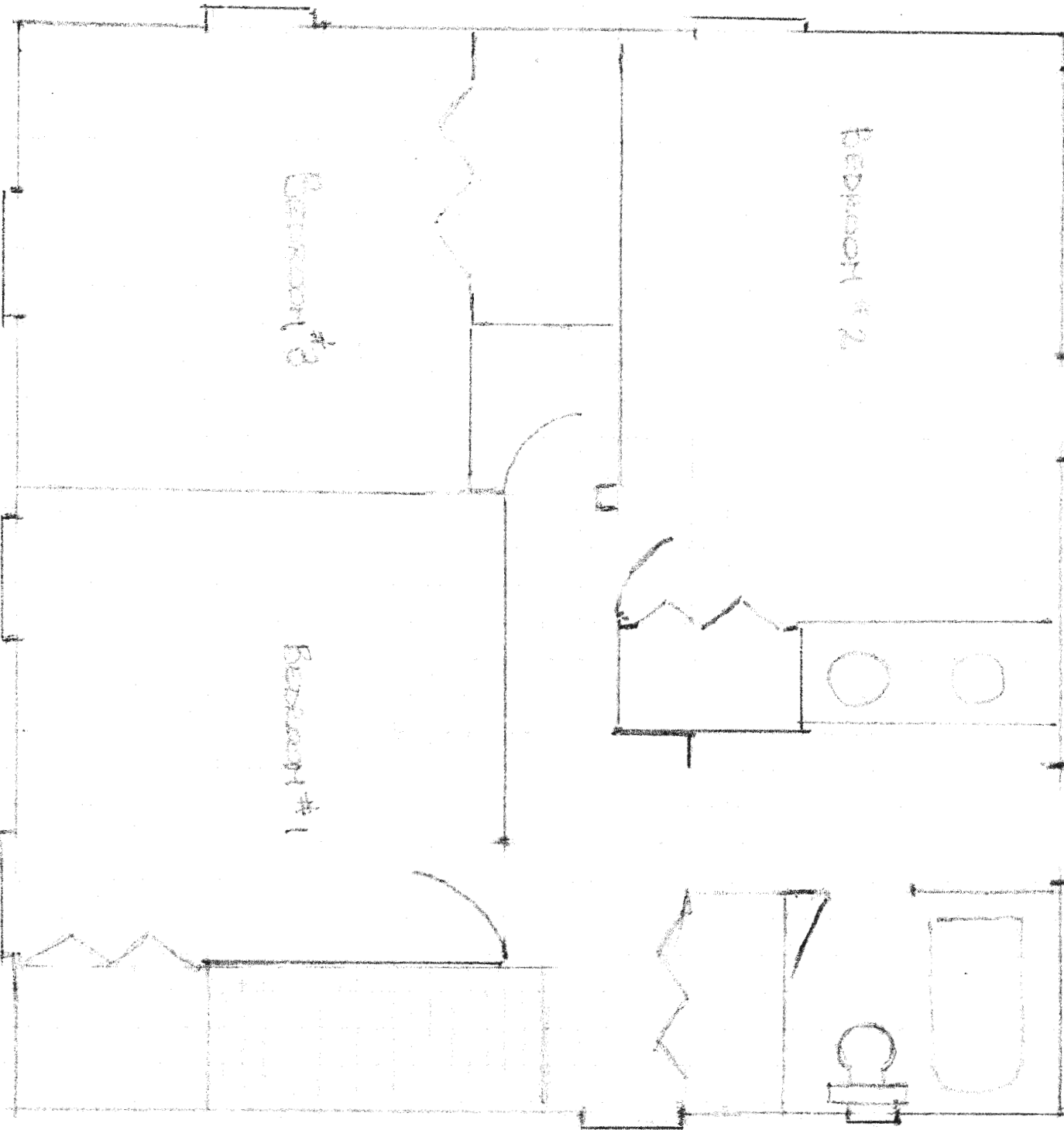
FIRST FLOOR

28'6"

SULLIVAN HOUSE
13185 HIGHLAND RD. HIGHLAND, MD. 20777

AREA 1966

28' 6" →

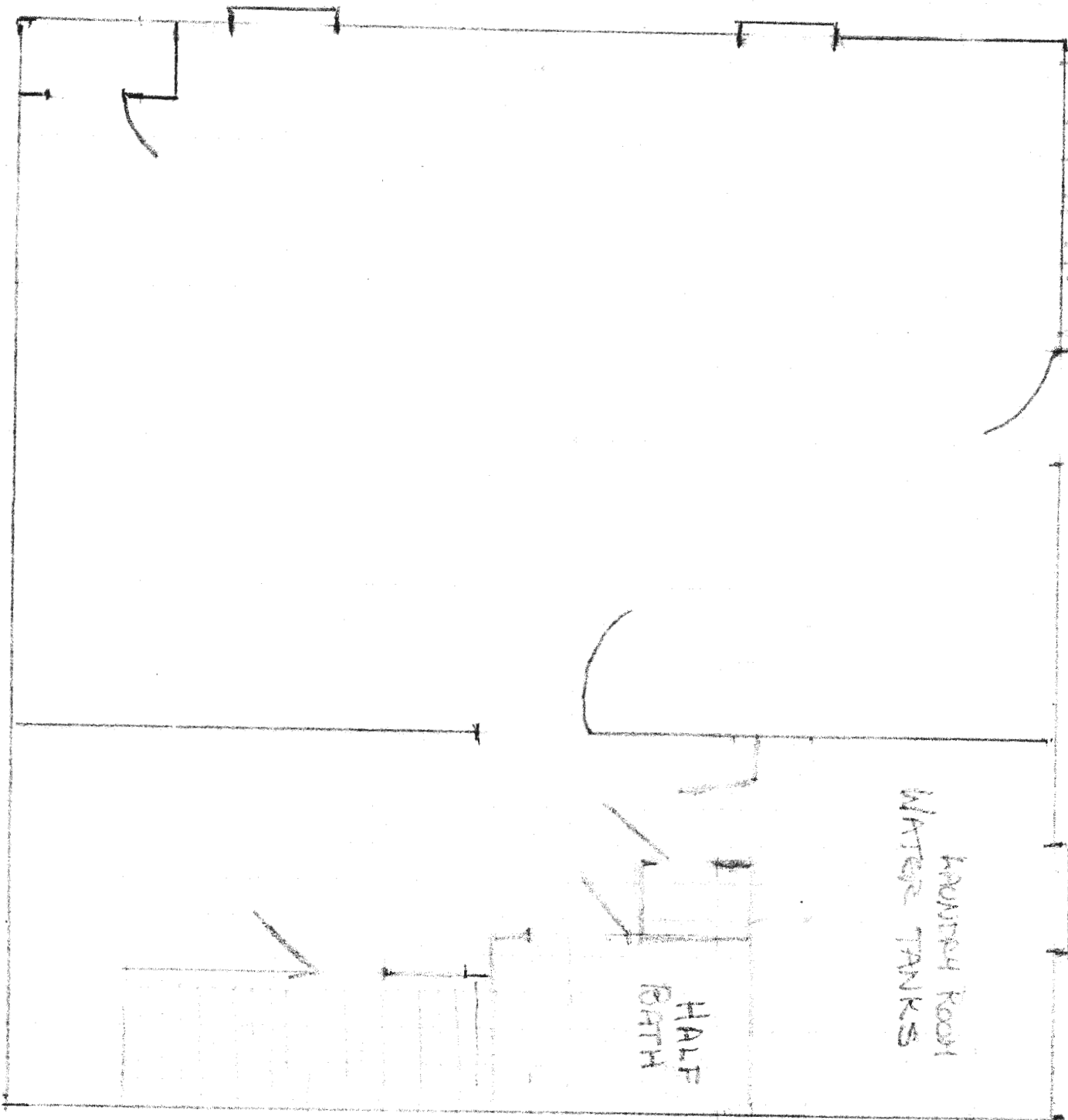


SULLIVAN HOUSE
 13185 HIGHLAND RD. HIGHLAND, MD. 20777

CIRCA 1960

SECOND FLOOR

28'6"



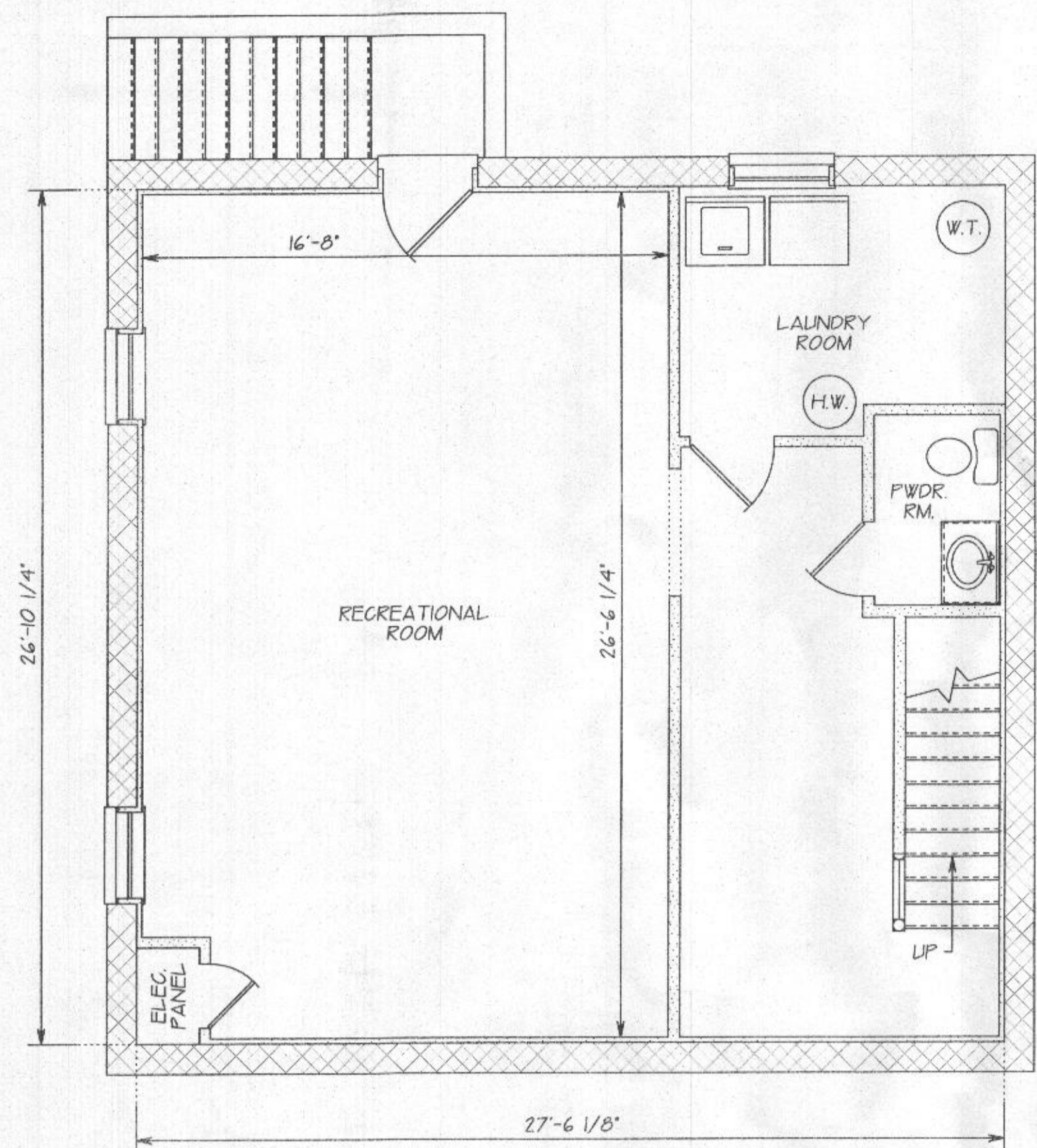
LAUNDRY ROOM
WATER TANKS

HALF
BATH

BASEMENT

SULLIVAN HOUSE
13185 HIGHLAND RD.

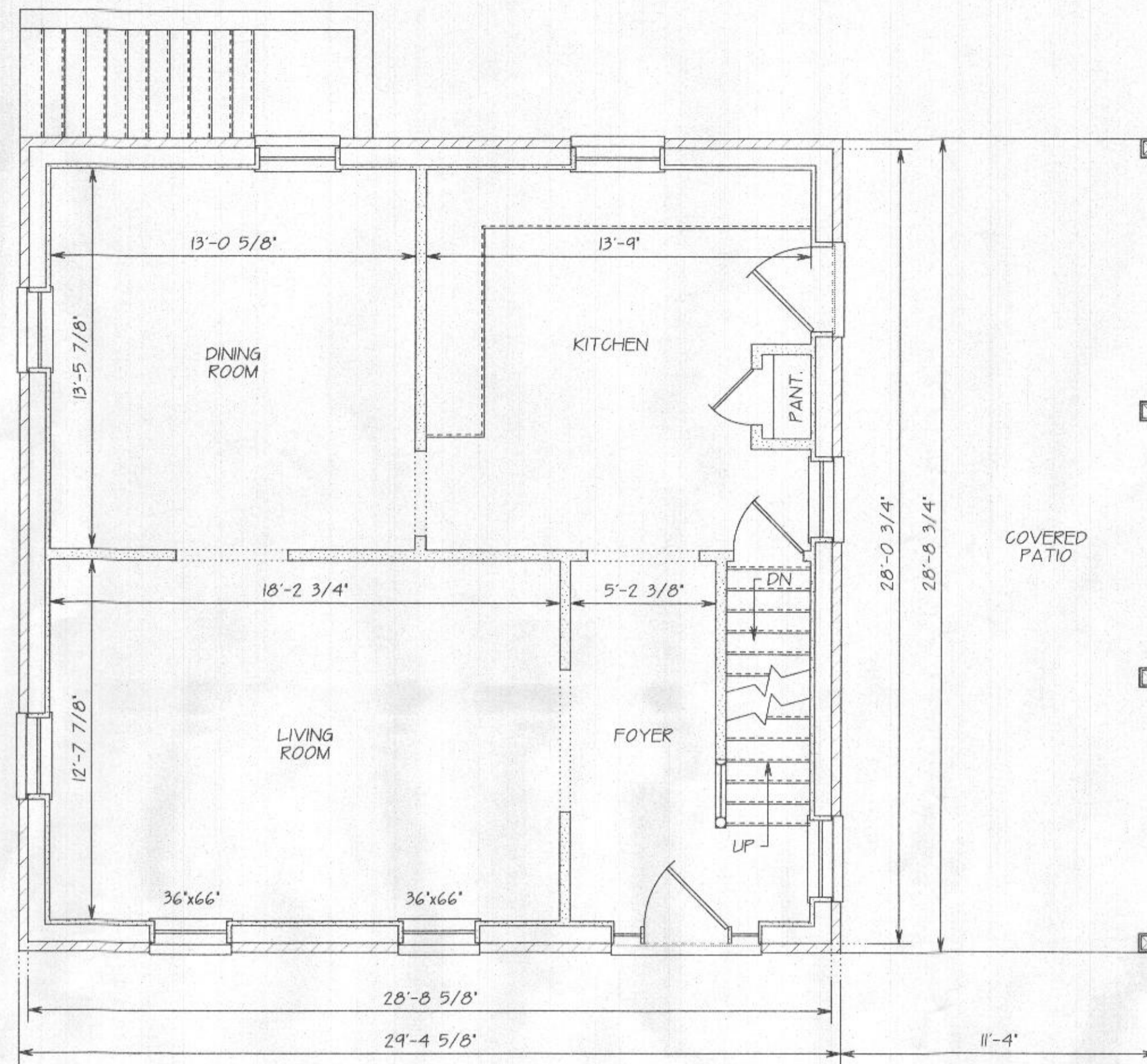
HIGHLAND, MD. 20777
CIRCA 1966



LOWER LEVEL AREA: 740 sq'

LOWER LEVEL FLOOR PLAN

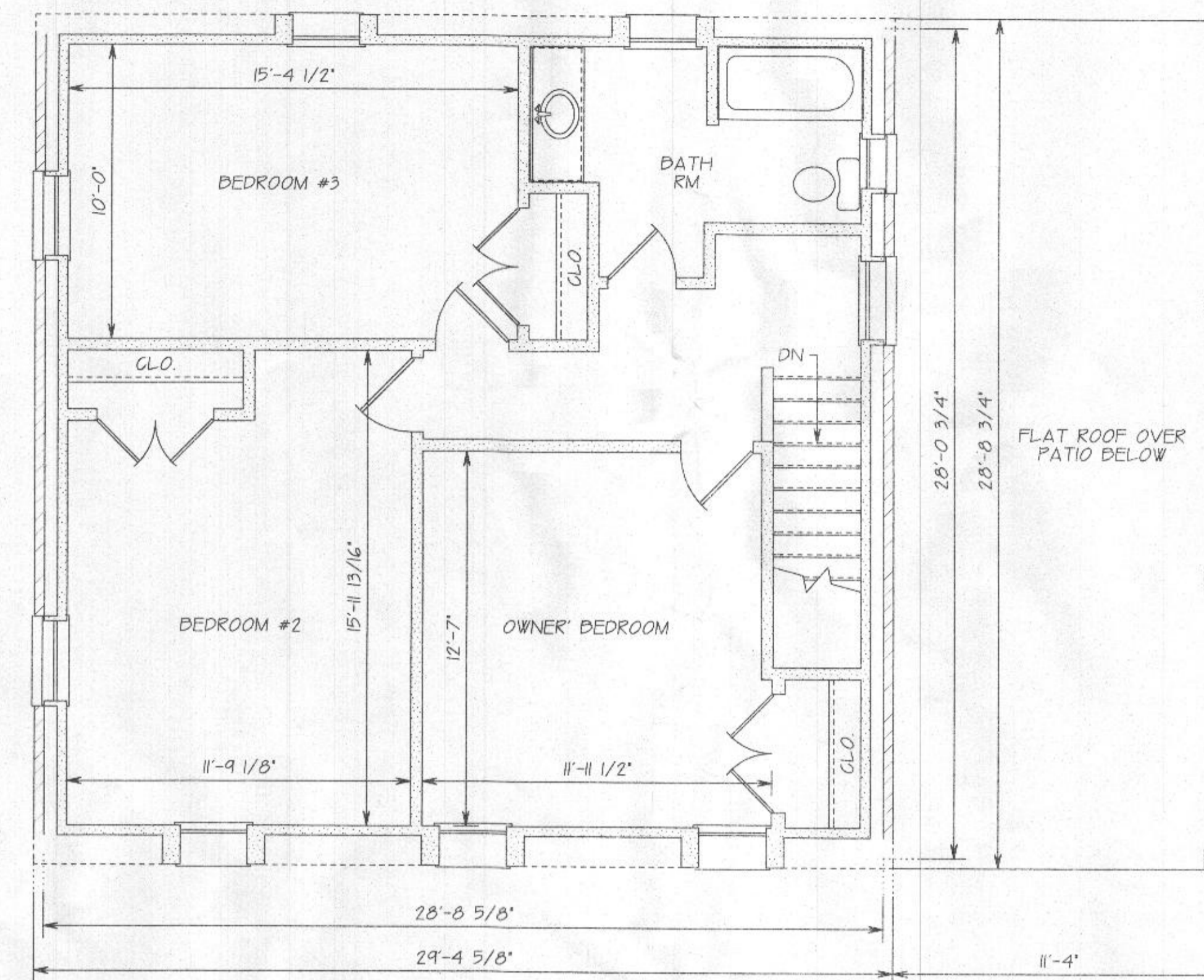
SCALE: 1/4" = 1' 0"



FIRST FLOOR AREA: 806 sq'
COVERED PATIO AREA: 325 sq'

FIRST LEVEL FLOOR PLAN

SCALE: 1/4" = 1' 0"



FIRST FLOOR AREA: 806 sq'
FLAT ROOF AREA: 325 sq'

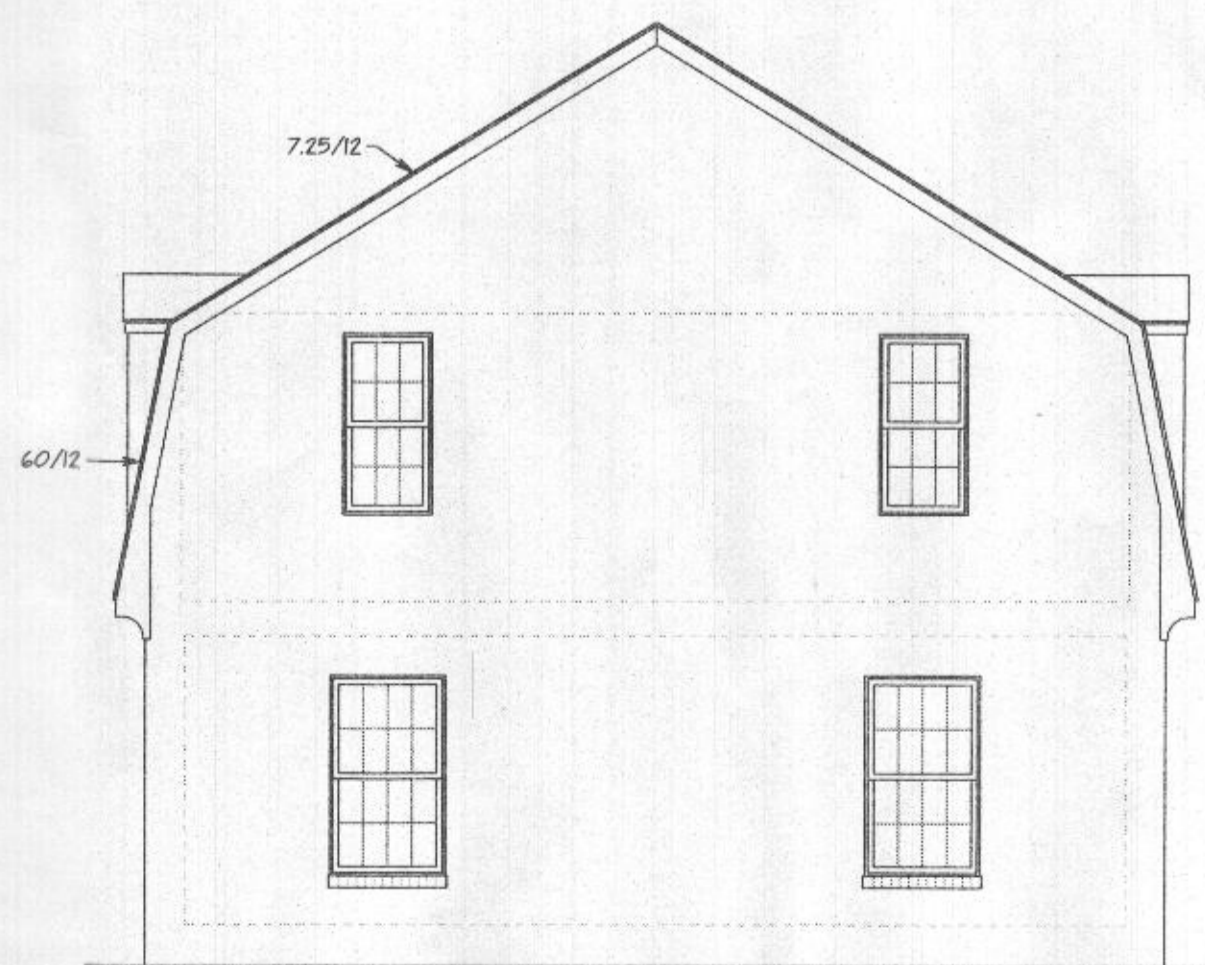
SECOND LEVEL FLOOR PLAN

SCALE: 1/4" = 1' 0"



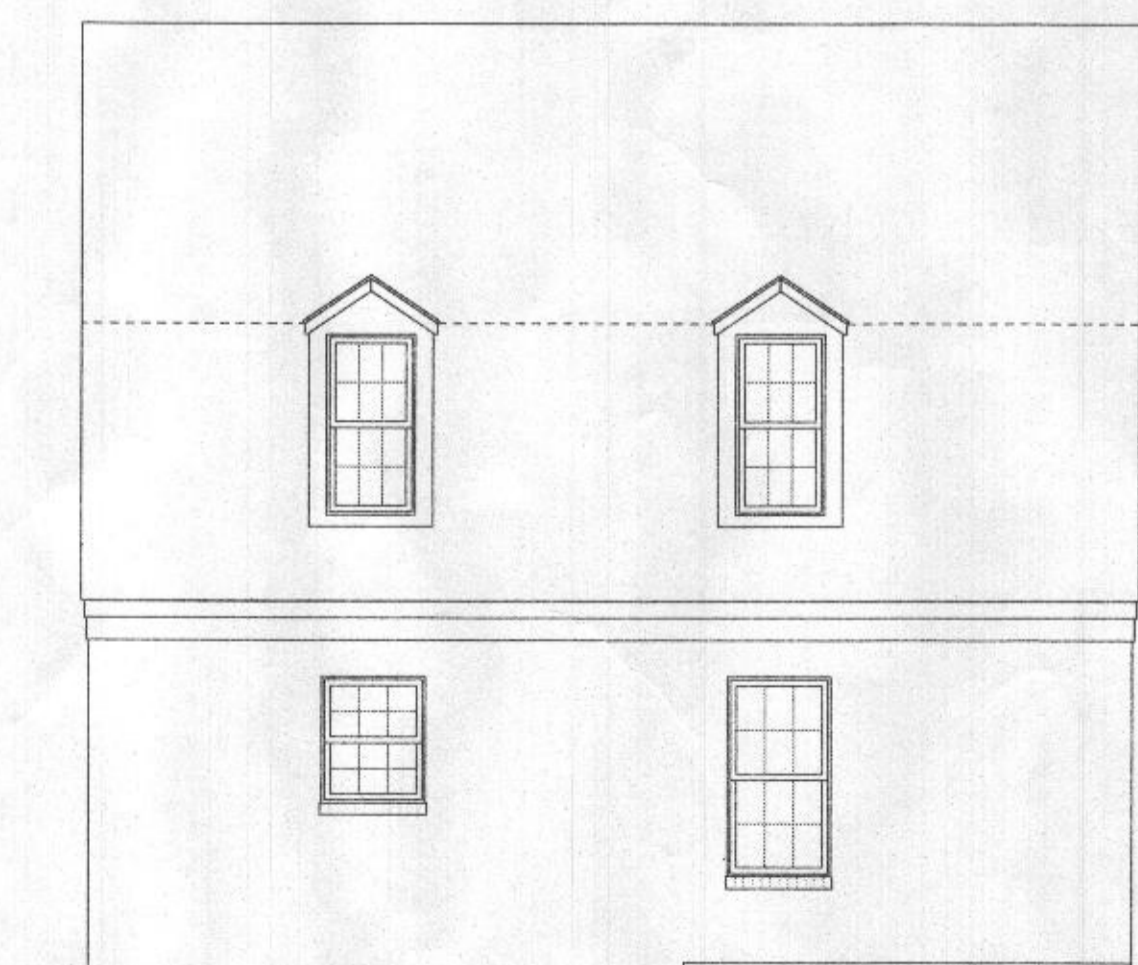
FRONT ELEVATION

SCALE: 3/16" = 1' 0"



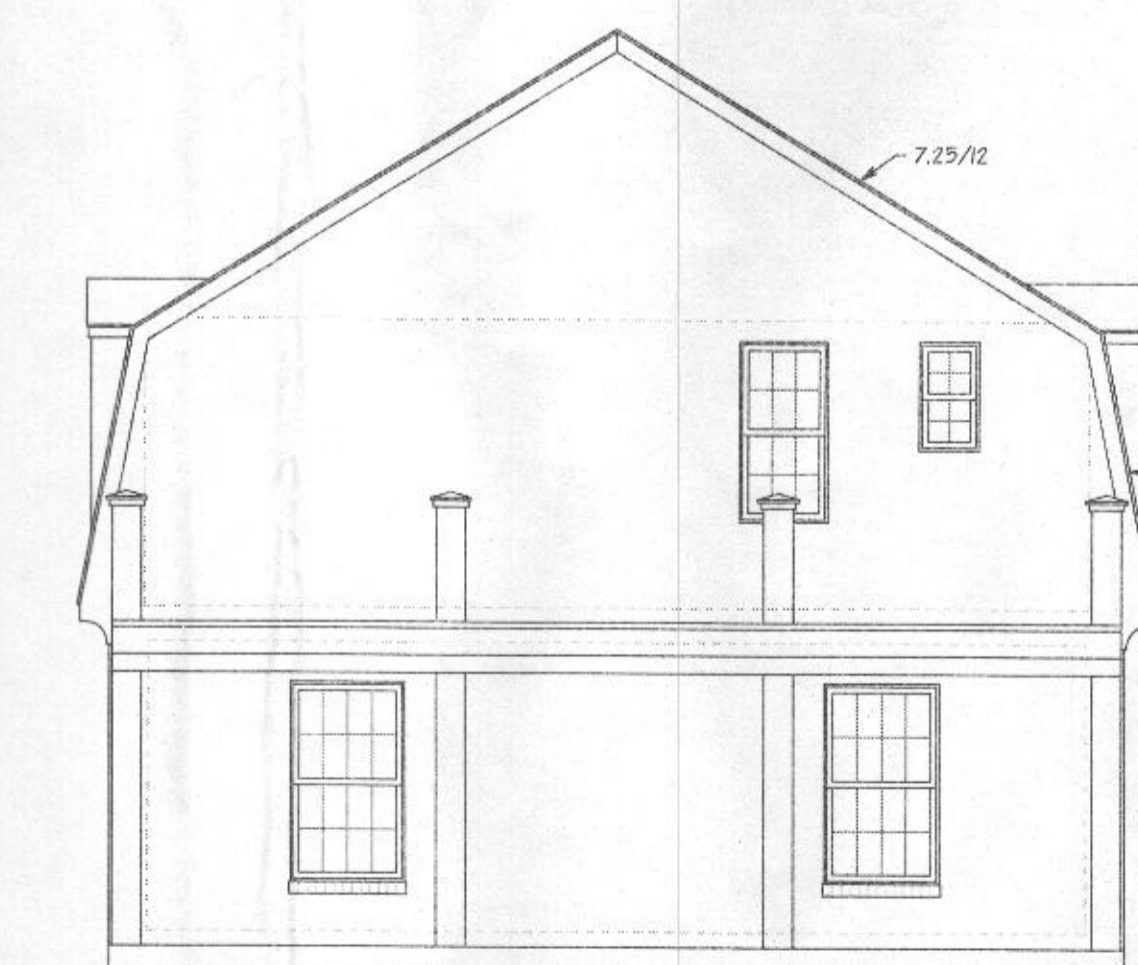
LEFT SIDE ELEVATION

SCALE: 3/16" = 1' 0"



REAR ELEVATION

SCALE: 3/16" = 1' 0"



RIGHT SIDE ELEVATION

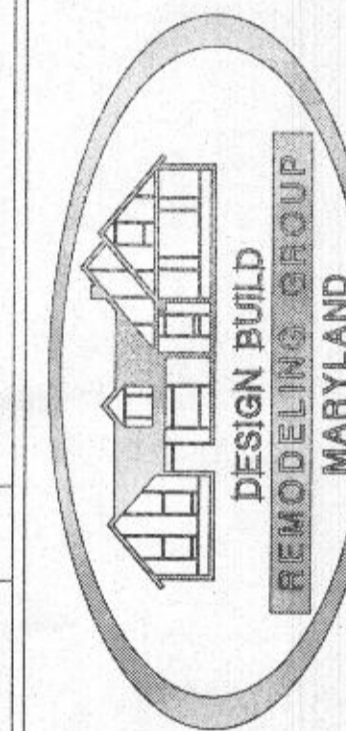
SCALE: 3/16" = 1' 0"

Authorization/Limitations for Use of Plans
This set of drawings, the design itself, and any accompanying specifications are solely owned by, and have been prepared for the exclusive use by Design Build Remodeling Group, for the improvements to be made. Client: It is understood and agreed that these drawings are not to be used for construction by any other parties.

Copyright © DESIGN BUILD REMODELING GROUP
All rights reserved 2021

ADDITIONS: GARAGE, FAMILY ROOM, OWNER'S SUITE & BATHROOMS, IN-LAW SUITES & MORE. ENTIRE WHOLE HOUSE RENOVATIONS. BASEMENT'S HOUSE RENOVATIONS. AGING/DISABILITY NEEDS.

P.O. BOX 1285
BETHESDA, MARYLAND 20704
PHONE: 443-300-2266



CREATIVE OUTLOOKS, LLC
PHILIP F. GUGLIUZZA
CUSTOM HOME PLANNING & DESIGN
HOME ADDITION-REMODELING DESIGN
COMPLETE CONSTRUCTION PLANS
PGCREATIVEOUTLOOKS@GMAIL.COM
PHONE: 410-596-1062

EXISTING FLOOR PLANS & ELEVATIONS
NEW ADDITION FOR:
PETER DOAN & VERA STUPINA
1305 HIGHLAND RD.
HIGHLAND, MARYLAND 20777
DATE: MARCH 2, 2021
DRAWN BY: PFG
SCALE: AS NOTED

R312.2 WINDOW FALL PROTECTION
 WHERE THE TOP OF THE WINDOW SILL OF AN OPERABLE WINDOW OPENING IS LOCATED LESS THAN 24" ABOVE FINISHED FLOOR AND GREATER THAN 72" ABOVE THE FINISHED GRADE OR OTHER SURFACES BELOW ON THE EXTERIOR OF THE BUILDING, THE OPERABLE WINDOW SHALL COMPLY WITH:
 1. OPERABLE WINDOW WITH OPENINGS THAT WILL NOT ALLOW A 4" SPHERE TO PASS THROUGH THE OPENING WHERE IS IN ITS LARGEST OPENED POSITION.
 2. OPERABLE WINDOWS THAT ARE PROVIDED WITH WINDOW FALL PREVENTION DEVICES THAT COMPLY WITH ASTM F 2090.
 3. OPERABLE WINDOWS THAT ARE PROVIDED WITH WINDOW OPENING CONTROL DEVICES THAT COMPLY WITH SECTION R312.2.2.

- INSULATION**
- STANDARD TRUSS HEEL: R-49 ATTIC INSULATION
 - RAISED TRUSS HEEL: R-38 ATTIC INSULATION & MIN. R-30 OVER EXTERIOR WALL FLATE
 - WALLS R-20
 - BASEMENT WALLS R-10 CONTIGUES OR R-13 GAVITY
 - SLAB PERIMETER R-10
 - CRAWL SPACE WALLS R-10
 - FLOORS R-19
 - WINDOWS MUST HAVE A U-VALUE OF 40.

8. WINDOW, SKYLIGHT & DOOR PERFORMANCE CRITERIA

WINDOW CRITERIA:	U-FACTOR	SHGC
NORTH-CENTRAL SKYLIGHT CRITERIA:	≤ 0.32	≤ 0.40
NORTH-CENTRAL DOOR CRITERIA:	≤ 0.55	≤ 0.40
GLAZING LEVEL:	OPAQUE	NO RATING
	≤ 1/2-LITE	≤ 0.30
	> 1/2-LITE	> 0.30

REVIEWED FOR STRUCTURAL SUPPORT; FOUNDATION, STEEL BEAMS, MICRO-LAMS, HEADERS & WALL BRACING ONLY.
 Professional Certification: I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the state of Maryland.
 License No. 9062, Expiration Date: 5-17-22
TMM CONSULTING SERVICES, LLC
 7941 HOLLOW RD.
 MIDDLETOWN, MD 21769
 240-439-9516



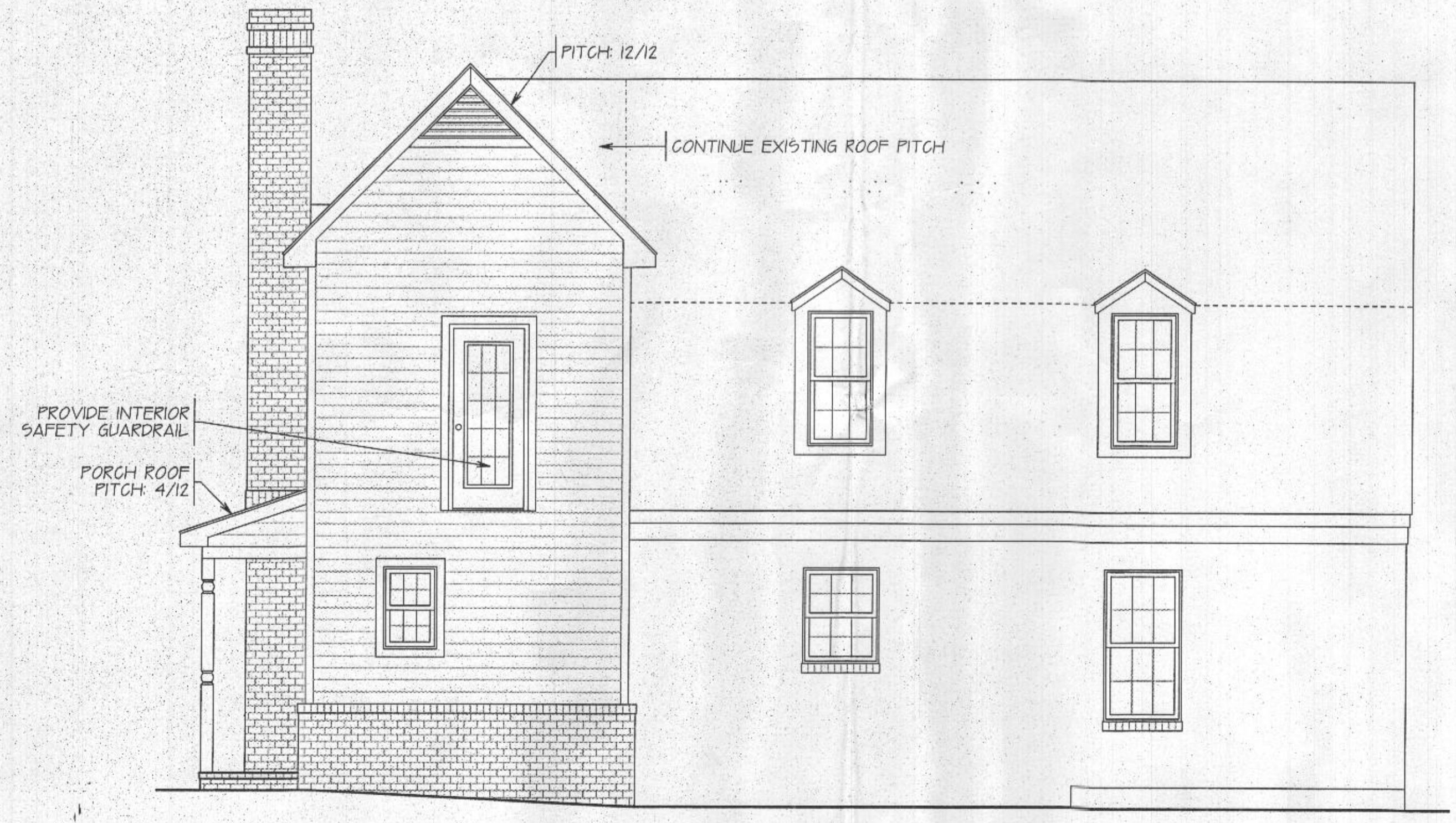
PRESCRIPTIVE R-VALUE PATH



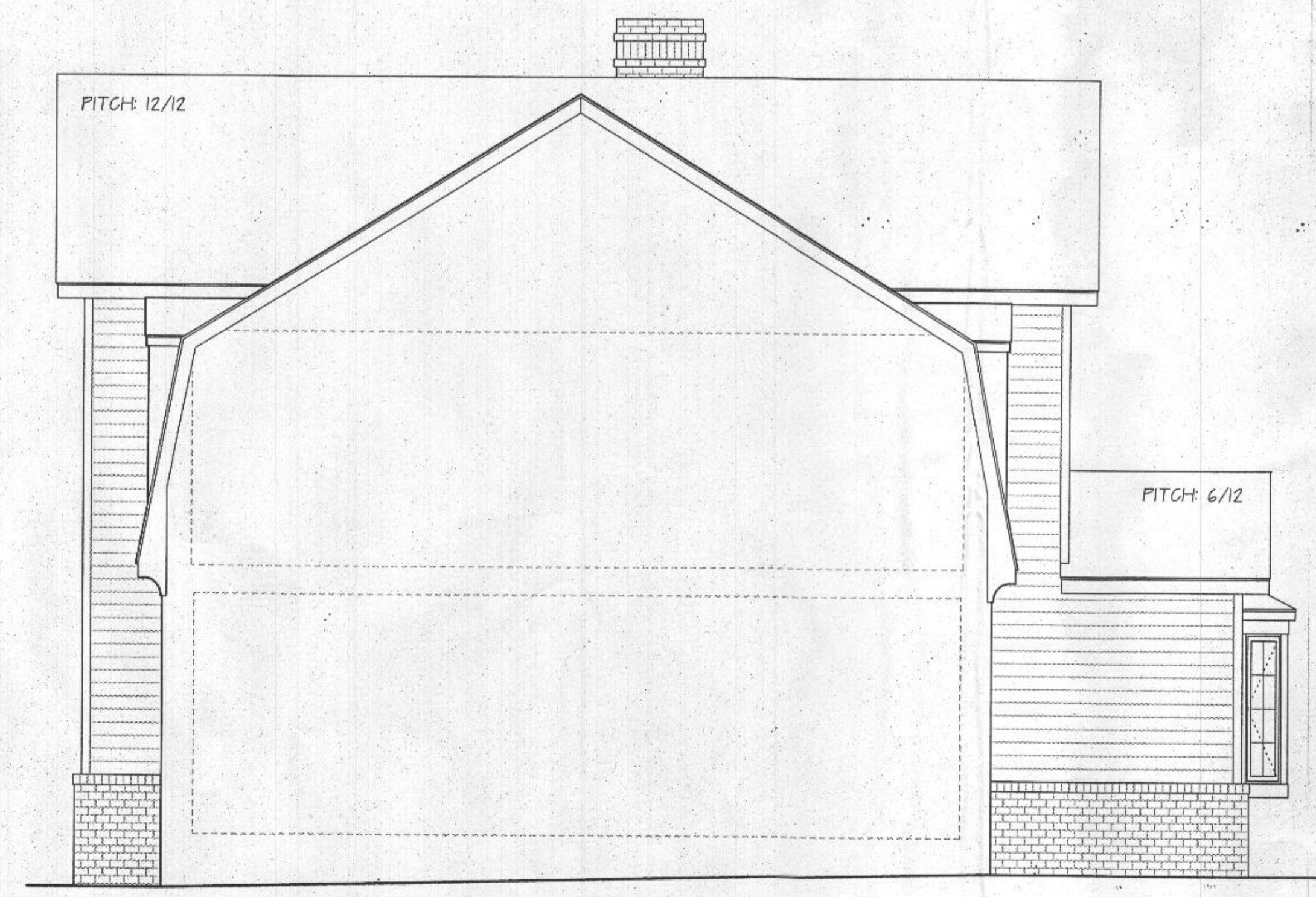
FRONT ELEVATION



RIGHT SIDE ELEVATION

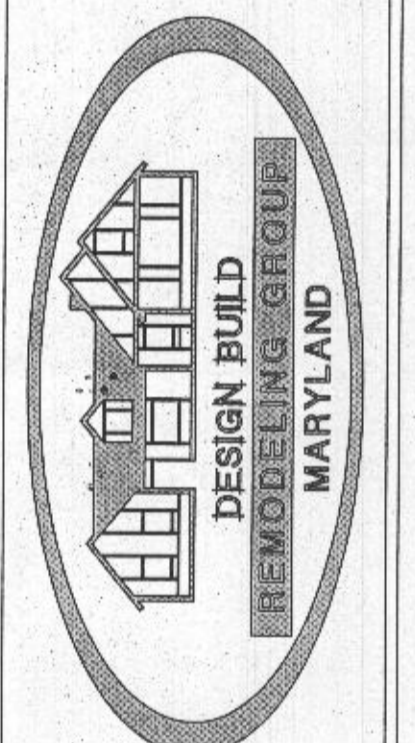


REAR ELEVATION



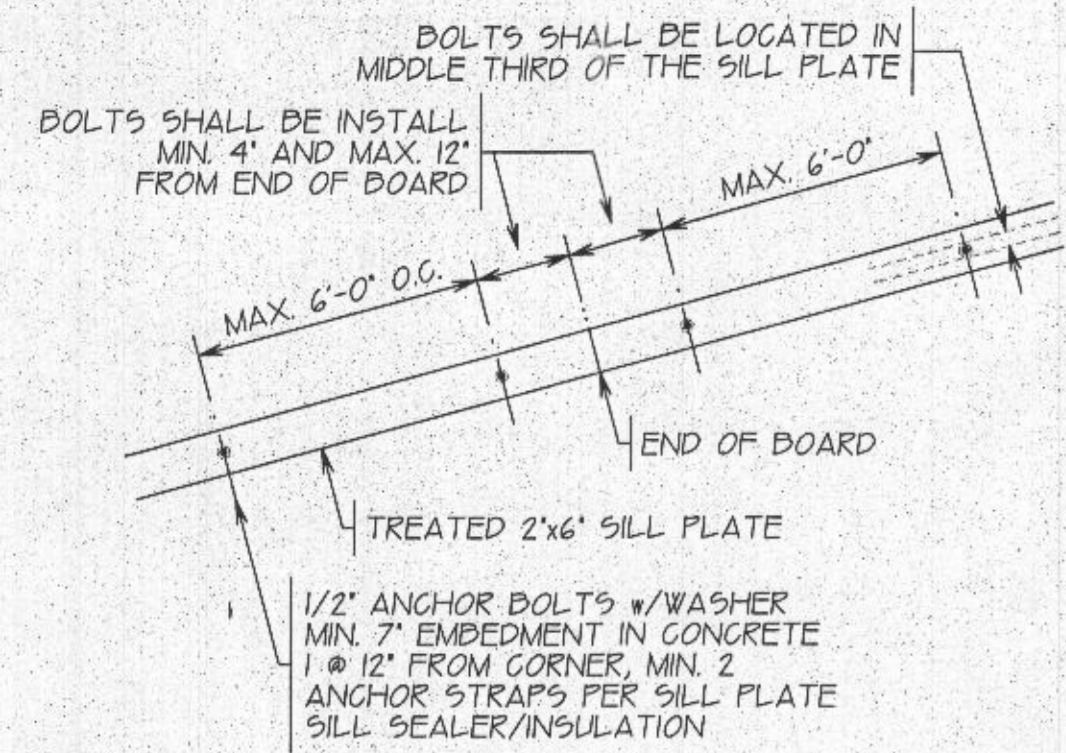
LEFT SIDE ELEVATION

CREATIVE OUTLOOKS, LLC
 PHILIP F. GUGLIUZZA
 CUSTOM HOME PLANNING & DESIGN
 HOME ADDITION-REMODELING DESIGN
 COMPLETE CONSTRUCTION PLANS
 PGC@CREATIVEOUTLOOKS.COM
 PHONE: 410-546-1062



ADDITIONS: GARAGE, FAMILY ROOM, OWNER'S SUITE & BATHROOMS, IN-LAW SUITES & MORE
 KITCHEN REMODEL & ADDITIONS
 WHOLE HOUSE RENOVATIONS
 AGING/DISABILITY NEEDS
 P.O. BOX 1285
 ELDERSDURG, MARYLAND 21764
 PHONE: 443-300-2268

Authorization/Limitations for Use of Plans
 This set of drawings, the design itself, and any accompanying specifications are solely owned by, and have been prepared for the exclusive use by Design Build Remodeling Group. For the improvements to be made, a copy of these drawings and specifications will be provided to the client. It is understood and agreed that these drawings are not to be used for construction by any other parties.
 Copyright DESIGN BUILD REMODELING GROUP
 All rights reserved 2021



1. CARBON MONOXIDE ALARMS REQUIRED FOR DWELLINGS THAT USE FOSSIL FUELS ONE PER FLOOR LEVEL CENTRAL LOCATION.
2. SMOKE DETECTORS TO BE HARD WIRED WITH BATTERY BACK-UP. ONE IN EACH BEDROOM AND ONE PER FLOOR LEVEL.
3. EXTERIOR DIMENSIONS ARE FROM OUTSIDE OF WALL SHEATHING (6\"/>

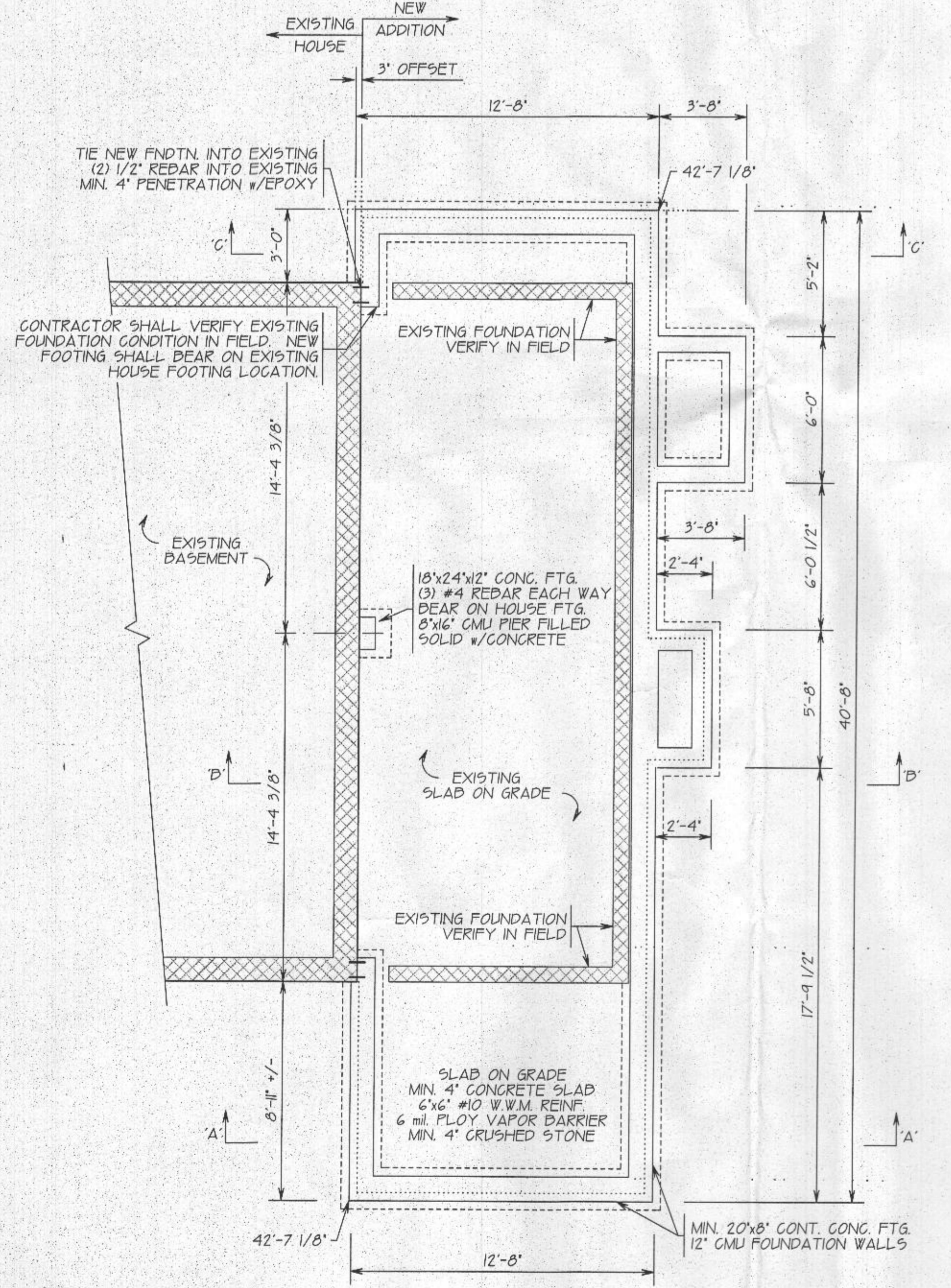
SILL PLATE DETAIL

NOTES

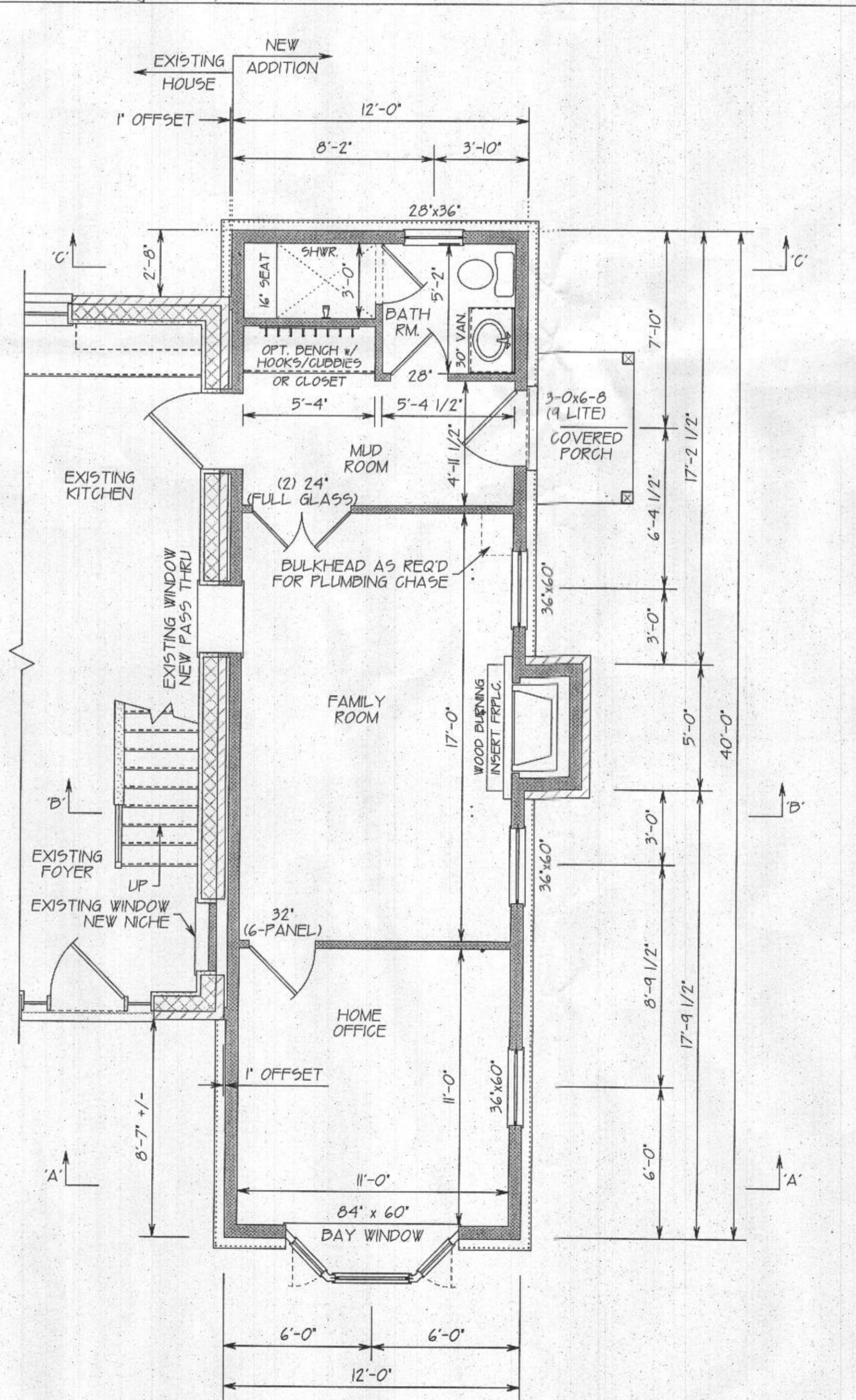
- R401 CLIMATE ZONE 4A
 R401.2 COMPLIANCE METHOD: MANDATORY AND PRESCRIPTIVE PROVISIONS
 R402.1 VAPOR RETARDER: WALL ASSEMBLIES IN THE BUILDING THERMAL ENVELOPE SHALL COMPLY WITH VAPOR RETARDER REQUIREMENTS OF SECTION R702.7 OF THE INTERNATIONAL RESIDENTIAL CODE 2015 EDITION
 R402.1.2 ATTIC INSULATION: R-49 1/2 STANDARD TRUSS HEEL ATTIC INSULATION: R-38 1/2 RAISED HEEL OVER EXTERIOR WALL.
 R402.1.2 WOOD FRAME WALL: R-20 OR R-13 + R5 CONTINUOUS INSULATION
 R402.1.2 BASEMENT WALL INSULATION: R-19/R-10 FOIL FACED CONTINUOUS, UNINTERRUPTED DATTS FULL HEIGHT
 R402.1.2 CRAWL SPACE WALL INSULATION: R-19/R-10 FOIL FACED CONTINUOUS DATTS FULL HEIGHT EXTENDING FROM FLOOR ABOVE TO FINISH GRADE LEVEL AND THEN VERTICALLY OR HORIZONTALLY AN ADDITIONAL 2'-0\"/>

- R402.4.4 ROOMS CONTAINING FUEL-BURNING APPLIANCES WHERE OPEN COMBUSTION AIR DUCTS PROVIDE COMBUSTION AIR TO OPEN COMBUSTION FUEL BURNING APPLIANCES, THE APPLIANCES AND COMBUSTION AIR SHALL BE LOCATED OUTSIDE THE BUILDING THERMAL ENVELOPE OR ENCLOSED IN A ROOM ISOLATED FROM INSIDE THE THERMAL ENVELOPE. EXCEPTIONS: 1. DIRECT VENT APPLIANCES WITH BOTH INTAKE AND EXHAUST PIPES INSTALLED CONTINUOUS TO THE OUTSIDE. 2. FIREPLACES AND STOVES COMPLYING WITH SECTION R402.4.2 AND SECTION R100.6 OF THE IRC.
 R402.4.5 RECESSED LIGHTING: RECESSED LUMINARIES INSTALLED IN THE BUILDING THERMAL ENVELOPE SHALL BE SEALED TO LIMIT AIR LEAKAGE.
 R403.1 THERMOSTAT: ALL DWELLING UNITS WILL HAVE AT LEAST (1) PROGRAMMABLE THERMOSTAT FOR EACH SEPARATE HEATING AND COOLING SYSTEM PER 2015 IECC SECTION 403.1
 R403.1.2 WHERE A HEAT PUMP SYSTEM HAVING SUPPLEMENTARY ELECTRIC RESISTANCE HEAT IS USED THE THERMOSTAT SHALL PREVENT THE SUPPLEMENTARY HEAT FROM COMING ON WHEN HEAT PUMP CAN MEET HEATING LOAD.
 R403.3.1 MECHANICAL DUCT INSULATION: SUPPLY AND RETURN DUCTS IN ATTIC R-8 MINIMUM, R-6 WHEN LESS THAN 3\"/>

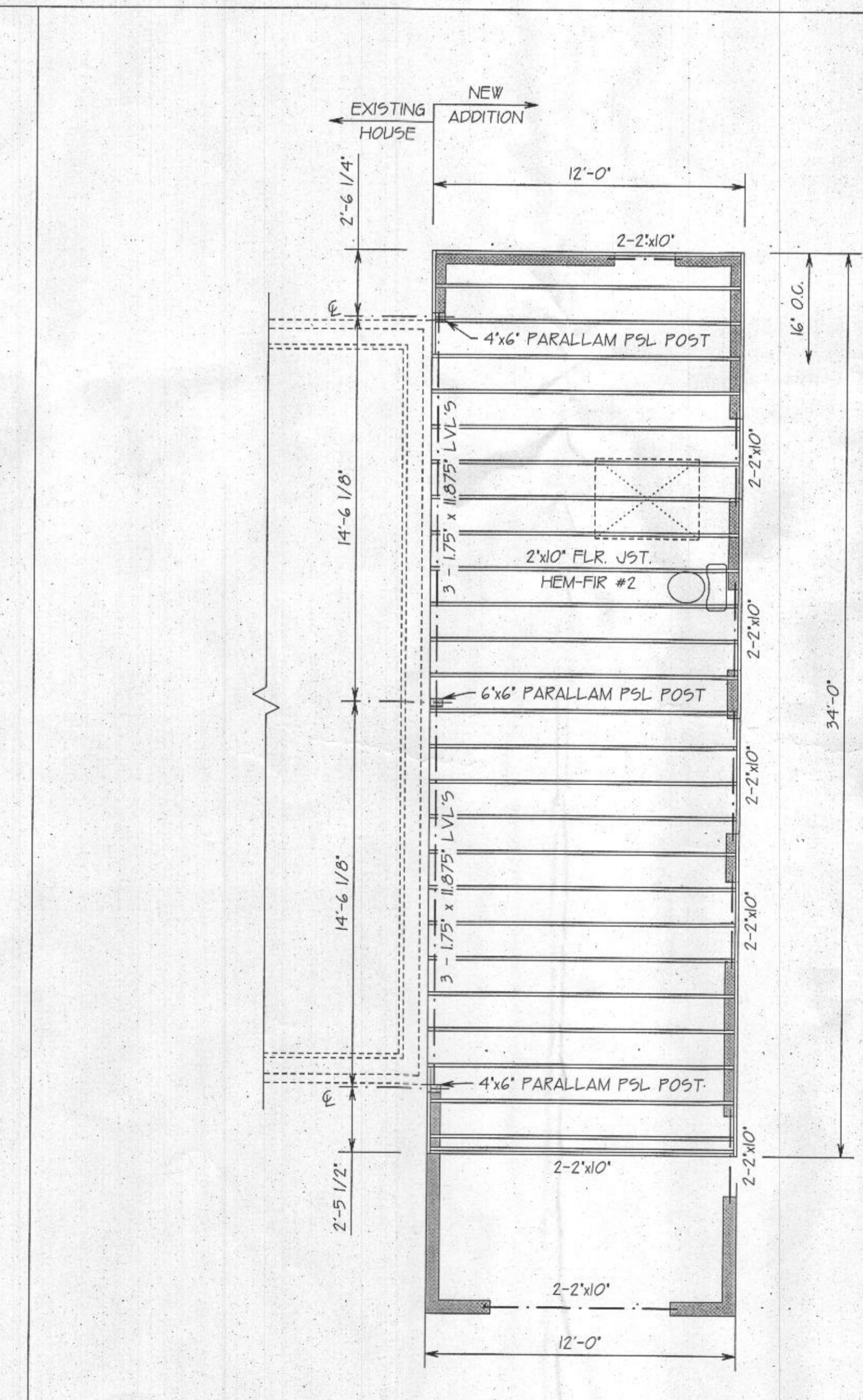
IECC CODE COMPLIANCE



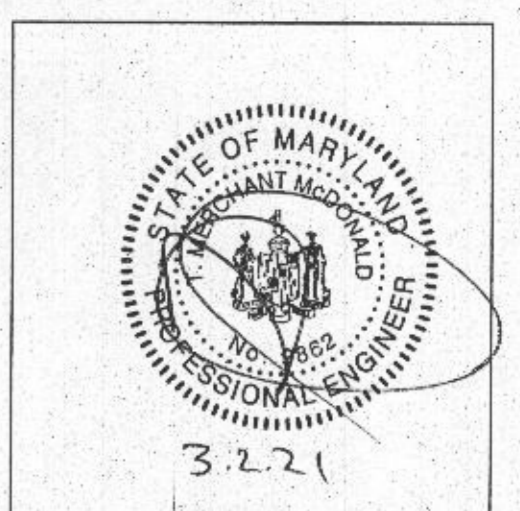
FOUNDATION PLAN



FIRST LEVEL FLOOR PLAN



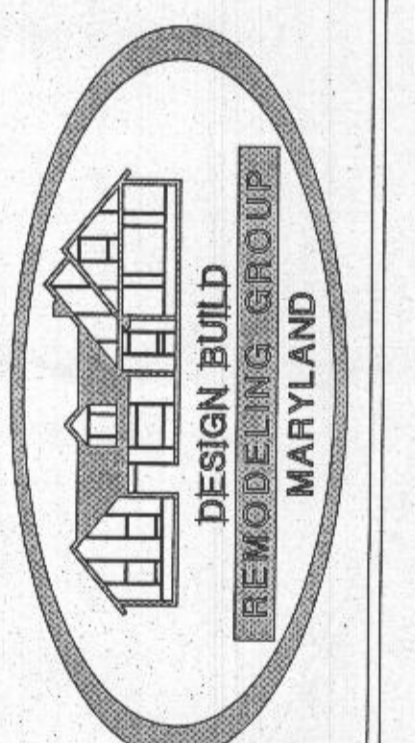
SECOND FLOOR FRAMING LAYOUT



REVIEWED FOR STRUCTURAL SUPPORT: FOUNDATION, STEEL BEAMS, MICRO-LAMS, HEADERS & WALL BRACING ONLY.
 Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the state of Maryland.
 License No. 9862, Expiration Date: 5-17-22
TMM CONSULTING SERVICES, LLC
 7941 HOLLOW RD
 MIDDLETOWN, MD 21769
 240-434-9518

FOUNDATION, FIRST LEVEL FLOOR PLAN & SECOND FLOOR FRAMING LAYOUT
 NEW ADDITION FOR: PETER DOAN & VERA STUPINA
 1385 HIGHLAND RD.
 HIGHLAND, MARYLAND 20777
 DATE: MARCH 2, 2021 DRAWN BY: PFG SCALE: 1/4\"/>

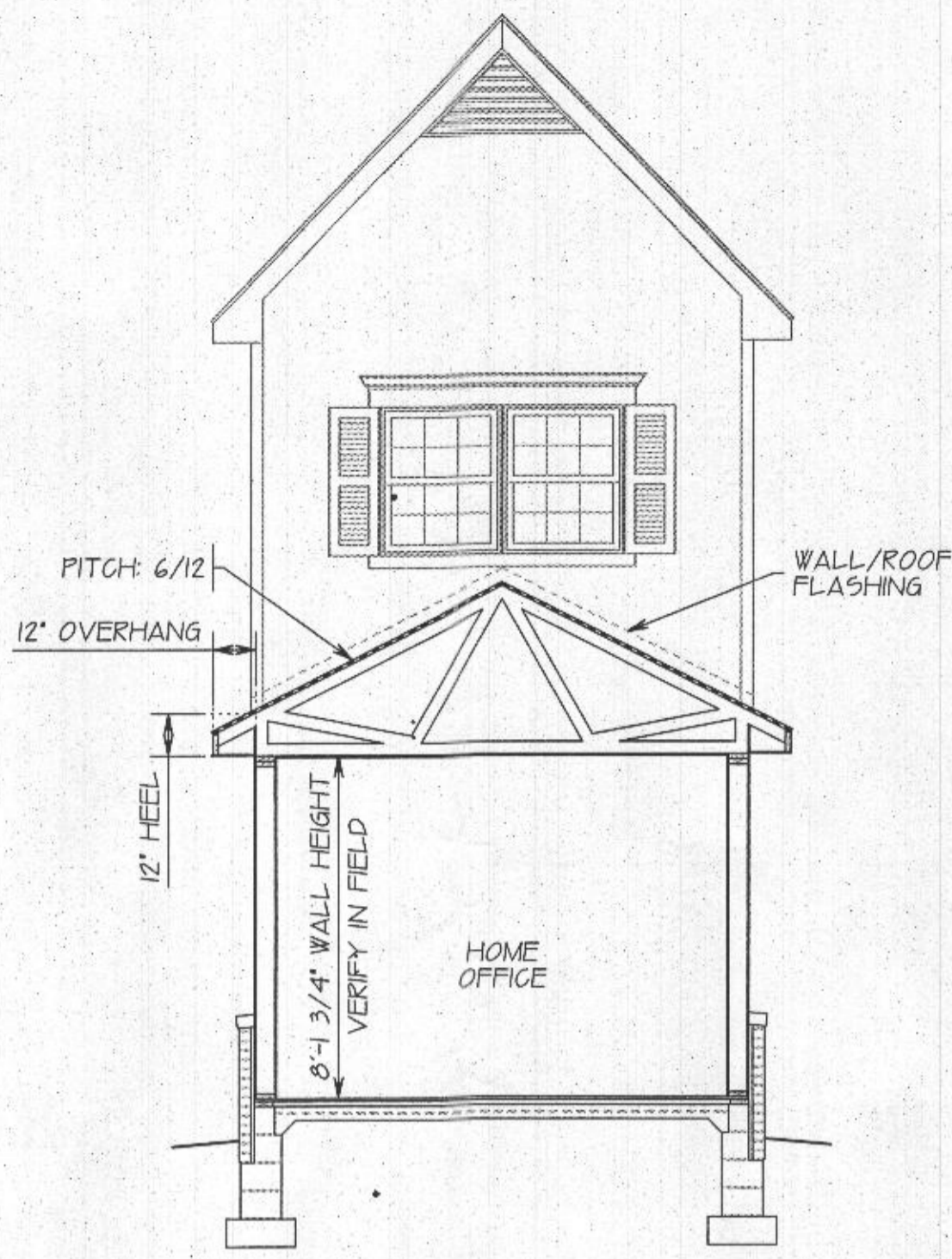
CREATIVE OUTLOOKS, LLC
 PHILIP F. GUBULIZZA
 CUSTOM HOME PLANNING & DESIGN
 HOME ADDITION, REMODELING DESIGN
 COMPLETE CONSTRUCTION PLANS
 PGCRA@CREATIVEOUTLOOKS.COM
 PHONE: 410-546-1082



ADDITIONS: GARAGE, FAMILY ROOM, KITCHEN, BATHROOMS, KITCHEN REMODEL & ADDITIONS, BASEMENTS, AGING/DISABILITY NEEDS
 P.O. BOX 1825 MARYLAND 21764
 ELDERSPRING
 PHONE: 443-300-2260

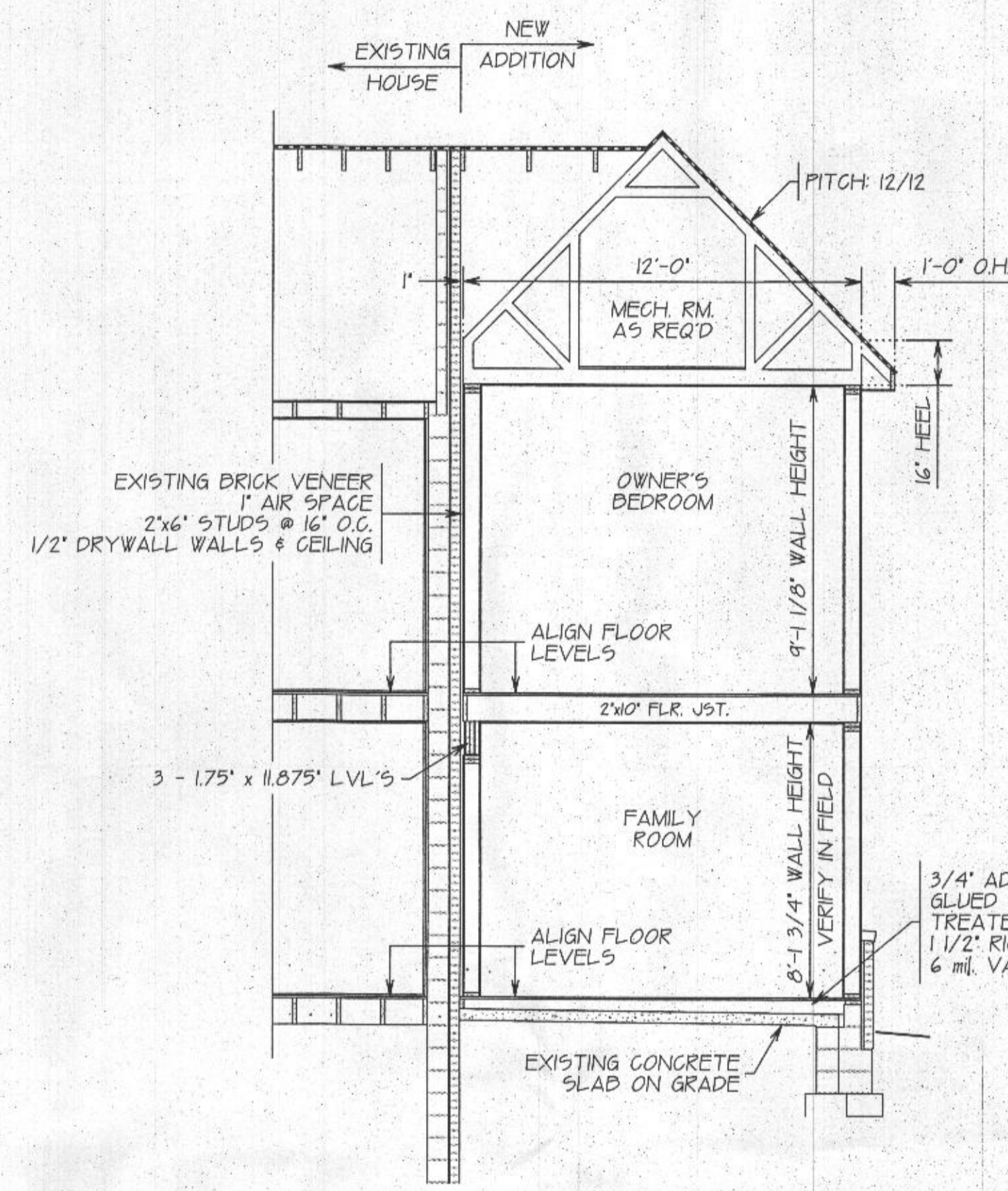
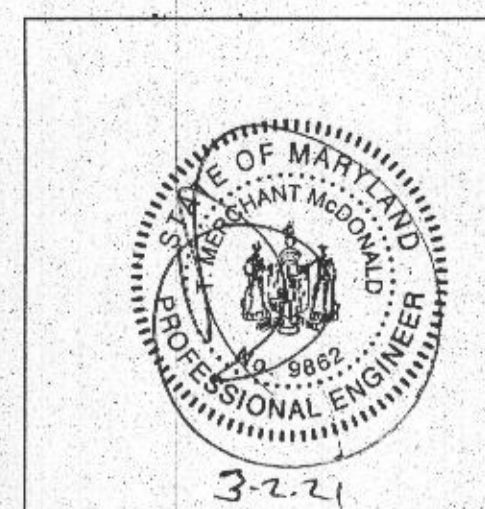
Authorization/Limitations for Use of Plans
 This set of drawings, the design itself, and any accompanying specifications have been prepared for the exclusive use by Design Build Remodeling Group, Inc. A copy of these drawings and specifications will be provided to the Client. It is understood and agreed that these drawings are not to be used for construction by any other parties.
 Copyright DESIGN BUILD REMODELING GROUP
 All rights reserved 2021

FASTENING SCHEDULE	
1. JOISTS TO SILL OR GIRDER	(3) 8d COMMON (2) 1 1/2" DIA x 2 1/2", TOENAIL
2. BRIDGING TO JOIST	(2) 8d COMMON, TOE NAIL EACH END
3. SOLE PLATE TO JOISTS OR BLOCKING	16d NAIL @ 16" O.C.
4. TOP PLATE TO STUD	(2) 16d COMMON (2) 1 1/2" DIA x 3 1/2" END NAILS
5. STUD TO SOLE PLATE	(4) 8d COMMON OR (2) 16d COMMON
6. DOUBLE STUDS	16d @ 24" O.C.
7. DOUBLE TOP PLATE	16d @ 16" O.C.
8. BLOCKING BETWEEN JOISTS OR RAFTERS TO TOP PLATE	(3) 8d COMMON, TOENAIL
9. RIM JOISTS TO TOP PLATE	8d @ 6" O.C.
10. TOP PLATE, LAPS AND INTERSECTIONS	(2) 16d COMMON
11. CONTINUOUS HEADER, TWO PIECES	16d COMMON @ 16" O.C.
12. CONTINUOUS HEADER TO STUD	(4) 8d COMMON, TOENAIL
13. RAFTER TO TOP PLATE	(3) 8d COMMON, TOENAIL
14. BUILT UP CORNER STUDS	16d @ 16" O.C.
15. BUILT UP GIRDER AND BEAMS	20d @ 24" O.C., FACE NAIL AT TOP AND BOTTOM STAGGERED ON OPPOSITE SIDES, UNLESS NOTED ON DWG'S TO BE THROUGH BOLTED
16. COLLAR TIES TO RAFTER	(4) 12d FACE NAIL
17. JACK RAFTER TO HIP	(3) 10d COMMON, TOENAIL
18. ROOF RAFTER TO SINGLE 2x RIDGE BEAM	(2) 16d COMMON, TOENAIL
19. ROOF RAFTER TO RIDGE BEAM	JOIST HANGERS, MINIMUM 500 LB. SHEAR CAPACITY
20. JOIST TO RIBBON BOARD	(3) 16d, FACE NAIL
21. CORNER STUDS	16d COMMON 12" O.C. FACE NAIL
22. WOOD STRUCTURAL WALL PANEL SHEATHING	16d COMMON @ 6" O.C. INTO TOP PLATE, 8d COMMON @ 6" O.C. AT ALL EDGES AND 12" O.C. AT ALL OTHER LOCATIONS
23. PLYWOOD OR OSB DECKING LOCATIONS	6d COMMON @ 6" O.C. AT EDGES, 12" O.C. AT ALL OTHER LOCATIONS



BUILDING SECTION 'A-A'

REVIEWED FOR STRUCTURAL SUPPORT: FOUNDATION, STEEL BEAMS, MICRO-LAMS, HEADERS & WALL BRACING ONLY. Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the state of Maryland. License No. 9862, Expiration Date: 5-17-22
TMM CONSULTING SERVICES, LLC
 7941 HOLLOW RD
 MIDDLETOWN, MD 21769
 240-434-9516



BUILDING SECTION 'B-B'

TRUSS CONFIGURATION SHOWN DIAGRAMMATICALLY ONLY CONSULT TRUSS MANUFACTURER FOR SPECIFICATIONS & ACTUAL CONFIGURATION. T.P.I. APPROVED

ROOF PITCH: 12/12, UNLESS NOTED OTHERWISE
 PRE-ENGINEERED TRUSSES @ 24" O.C.
 7/16" OSB ROOF SHEATHING w/ H-CLIPS
 15# FELT PAPER
 SHINGLES TO BEST MATCH EXISTING

ACCIDENT OR INSULATION DAFFLE AS REQ'D
 R-49 INSULATION w/ STANDARD HEEL OR
 RAISED ENERGY HEEL: R-30 ATTIC INSULATION w/
 MIN. R-30 OVER EXTERIOR WALL PLATE

ALUMINUM DRIP EDGE
 2x6" SUBFASICA DD. WRAP IN ALUMINUM
 ALUMINUM GUTTER & DOWNSPOUTS
 12" OVERHANG w/ VENTED VINYL SOFFIT

HARDIEPLANK LAP SIDING
 7/16" OSB ZIP SYSTEM WALL SHEATHING
 2x6" STUDS @ 16" O.C.
 R-21 INSULATION
 1/2" DRYWALL WALLS & CEILING

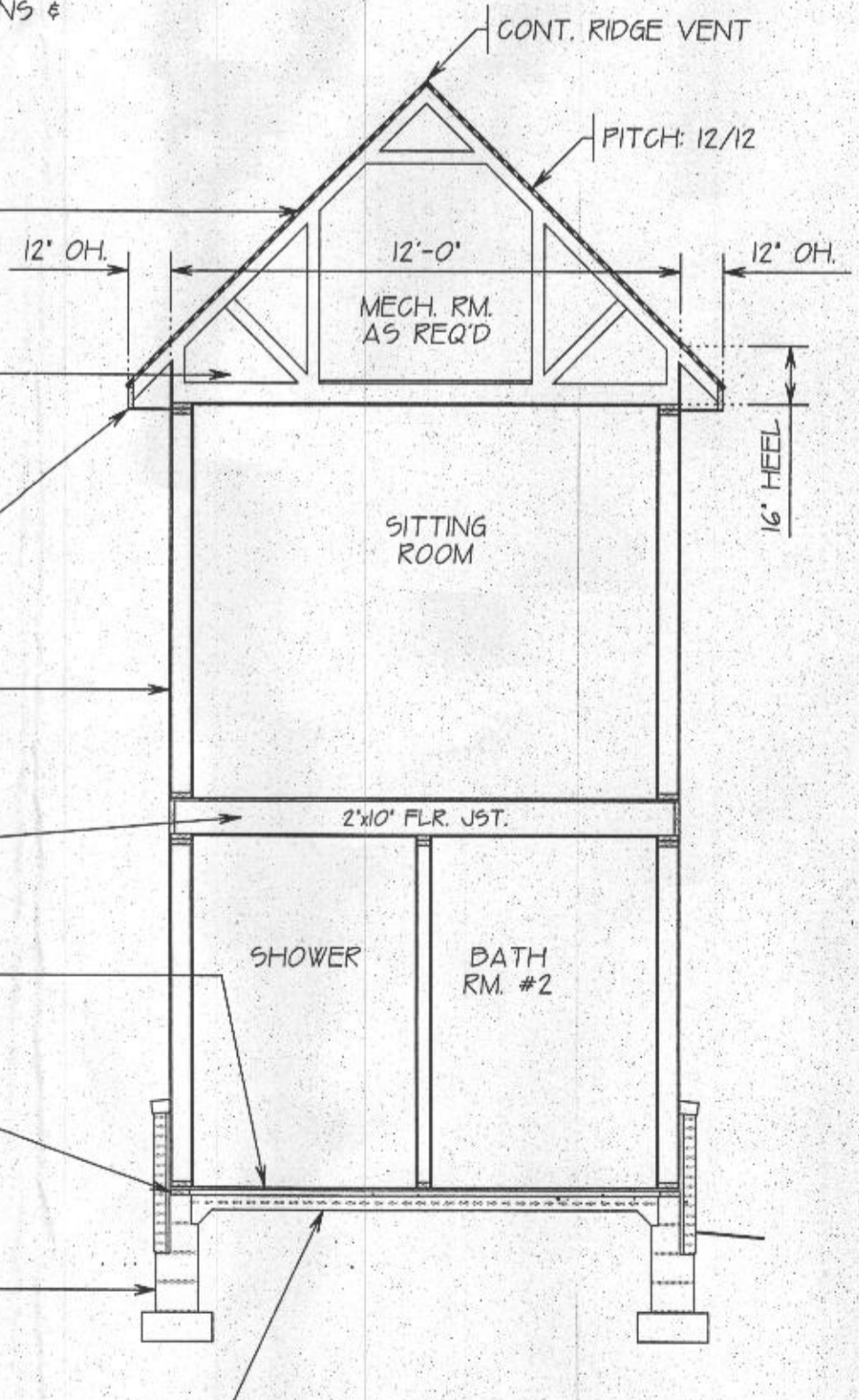
3/4" ADVANTECH T&G SUBFLOOR GLUED & NAILED
 2x10" FLOOR JOIST @ 16" O.C. HEM FIR #2
 R-19 INSULATION AS REQ'D

3/4" ADVANTECH T&G SUBFLOOR GLUED & NAILED
 TREATED 2x4 SLEEPERS @ 24" O.C.
 1 1/2" RIGID FOAM INSULATION DD.
 6 mil. VAPOR BARRIER

P.T. 2x6" SILL PLATE w/ 1/2" ANCHOR BOLTS w/
 WASHER. MIN. 7" EMBEDMENT IN CONCRETE
 1 @ 12" FROM CORNER, MIN. 2 BOLTS PER SILL PLATE
 SILL SEALER/INSULATION

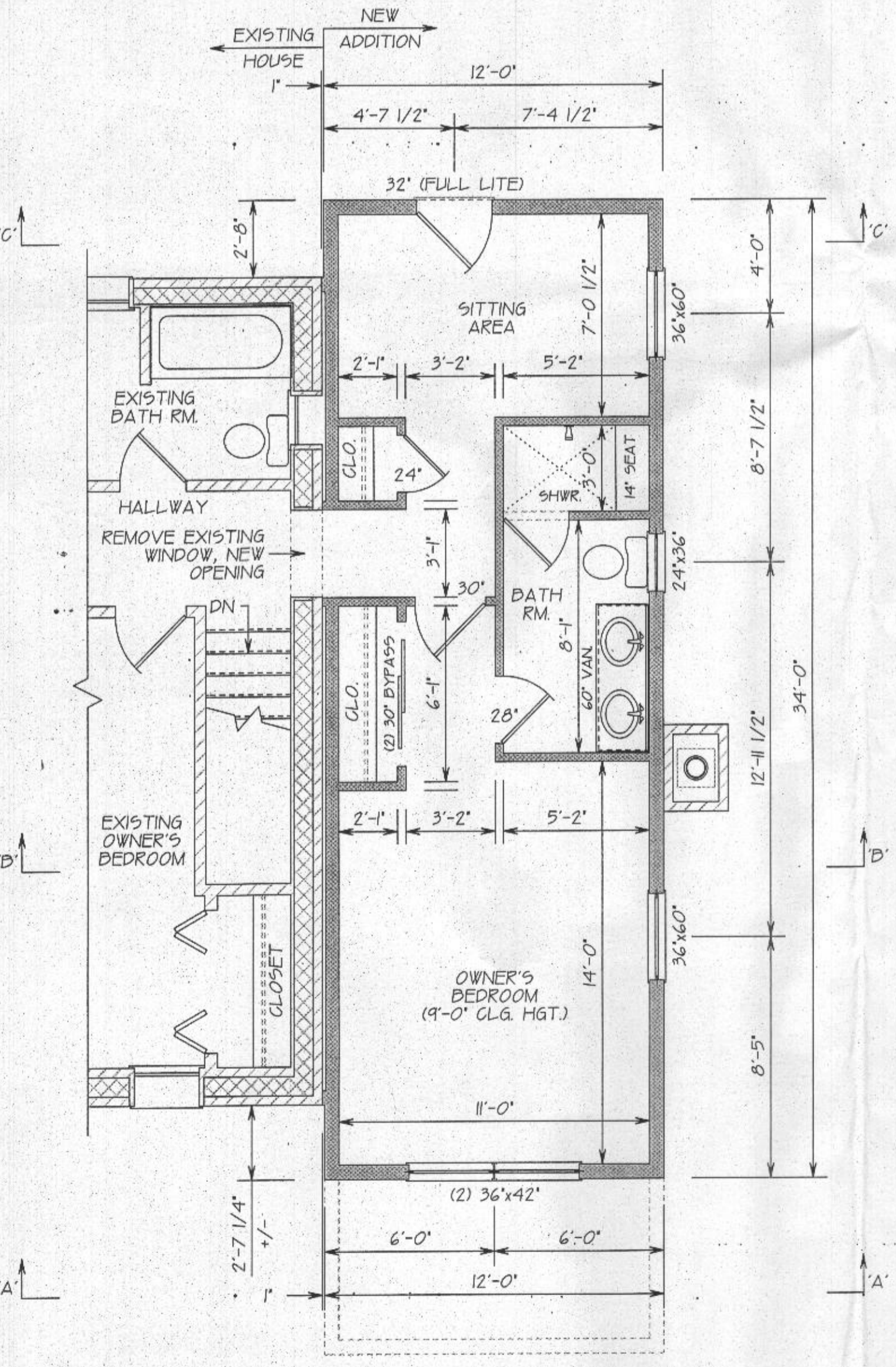
TUFF-N-DRI WATERPROOFING AS REQ'D
 6" x 8" CMU GAP BLOCK
 12" CMU FOUNDATION
 MIN. 20"x8" CONT. CONCRETE FOOTING
 FROST FOOTER AS REQUIRED PER GRADE

MIN. 4" CONCRETE SLAB
 6"x6" #10 W.W.M. REINF.
 6 mil. VAPOR BARRIER
 MIN. 4" CRUSHED STONE UNDERSLAB

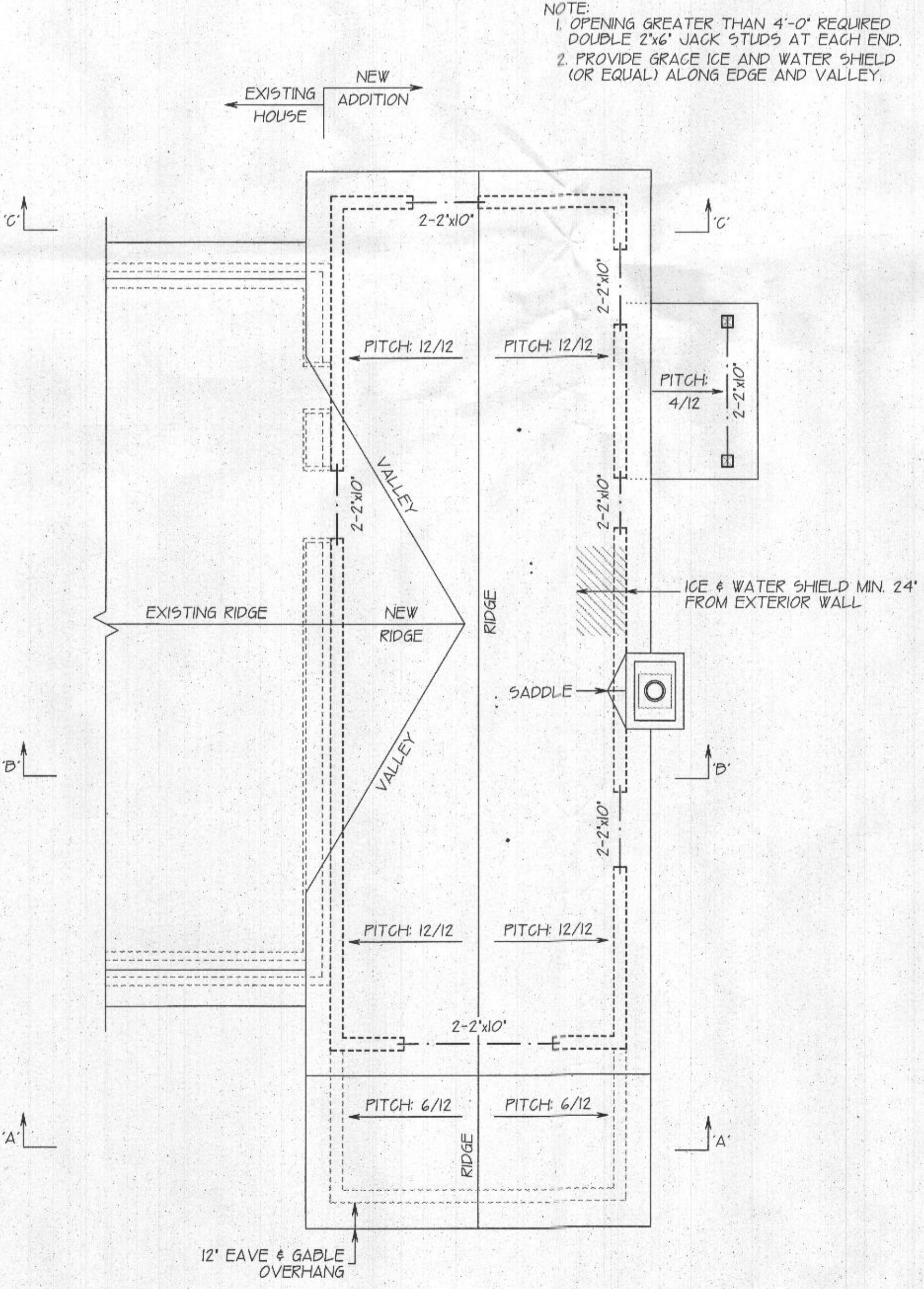


BUILDING SECTION 'C-C'

SCALE: 1/4" = 1'-0"



SECOND LEVEL FLOOR PLAN

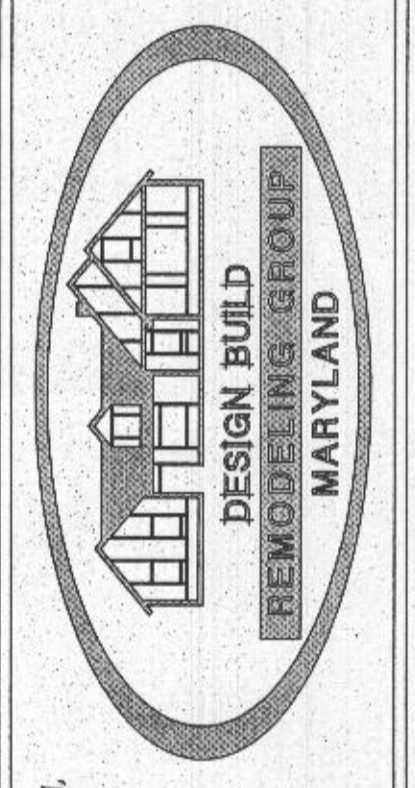


ROOF PLAN

NOTE:
 1. OPENING GREATER THAN 4'-0" REQUIRED DOUBLE 2x6" JACK STUDS AT EACH END
 2. PROVIDE GRADE ICE AND WATER SHIELD (OR EQUAL) ALONG EDGE AND VALLEY.

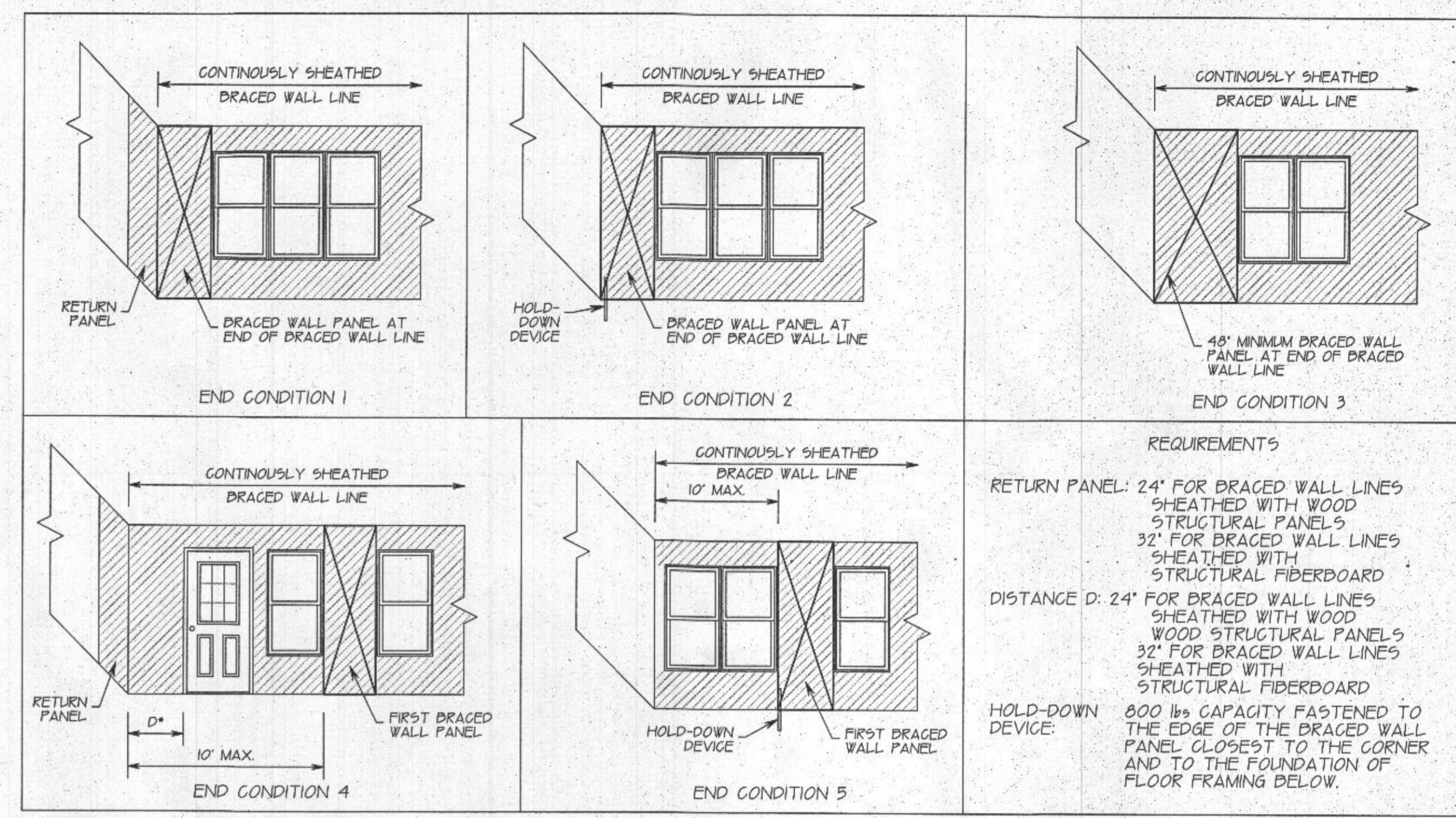
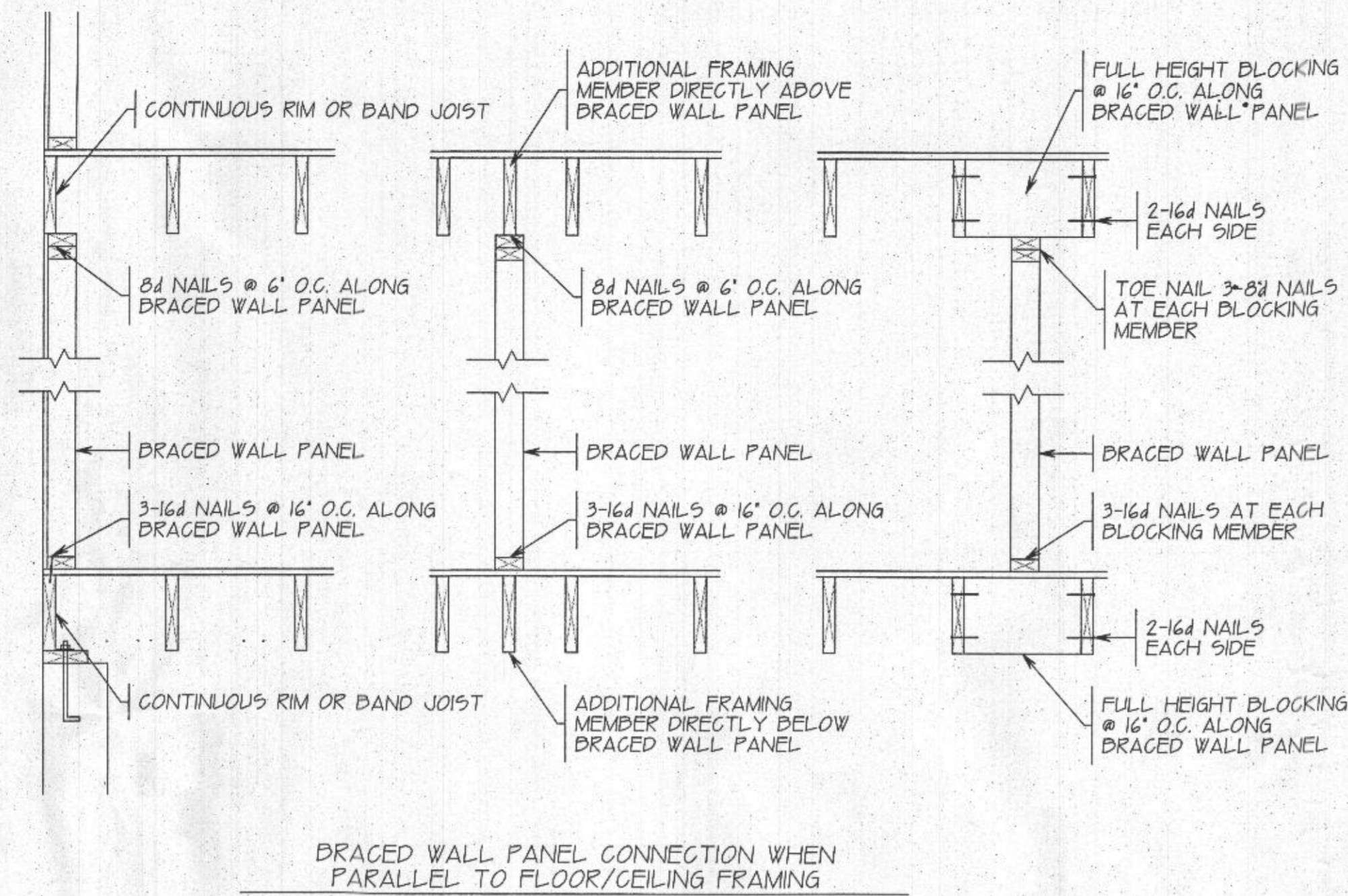
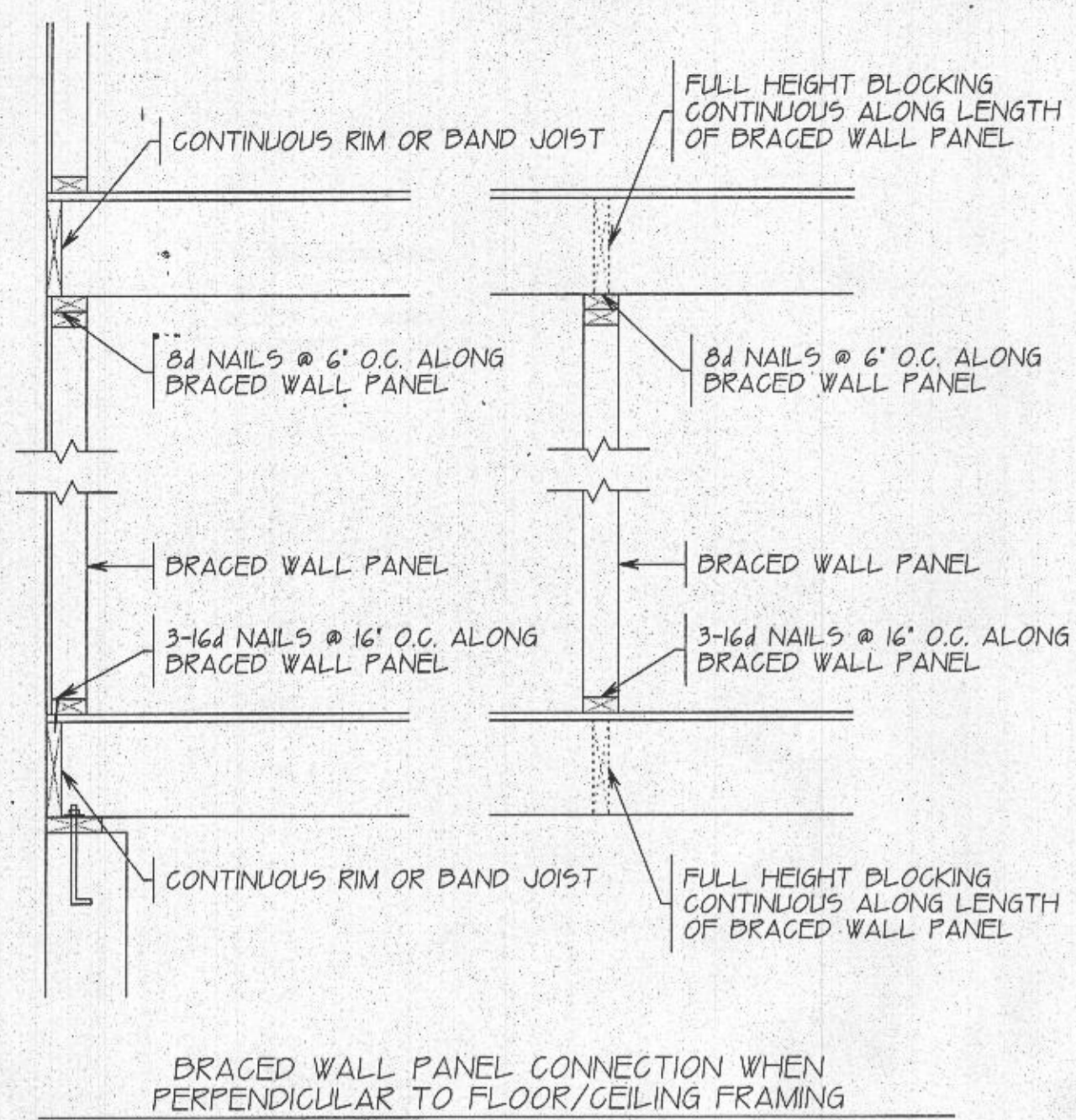
SECOND FLOOR PLAN, ROOF PLAN & BUILDING SECTIONS
 NEW ADDITION FOR:
 PETER DOAN & VEVA STUPINA
 13185 HIGHLAND RD
 HIGHLAND, MARYLAND 20777
 DATE: MARCH 2, 2021
 SCALE: 1/4" = 1'-0"
 P.F.G. DRAWN BY

CREATIVE OUTLOOKS, LLC
 PHILIP F. GUGLIUZZA
 CUSTOM HOME PLANNING & DESIGN
 HOME ADDITION-REMODELING DESIGN
 COMPLETE CONSTRUCTION PLANS
 PFCREATIVEOUTLOOKS@GMAIL.COM
 PHONE: 410-546-1062



ADDITIONS: GARAGE, FAMILY ROOM, OWNER'S SUITE, BREAKROOMS, IN-LAW SUITES & MORE
 KITCHEN REMODEL & ADDITIONS
 BASEMENTS
 WHOLE HOUSE RENOVATIONS
 AGING/DISABILITY NEEDS
 P.O. BOX 1285
 ELDERSPRING, MARYLAND 21764
 PHONE: 443-300-2266

Authorization/Limitations for Use of Plans
 This set of drawings, the design itself, and any accompanying specifications, are prepared for the exclusive use of the Client. No part of these drawings shall be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of the Designer. A copy of these drawings and specifications will be provided to the Client. It is understood and agreed that these drawings are not to be used for construction by any other parties.
 Copyright © 2021 DESIGN BUILD REMODELING GROUP
 All rights reserved 2021



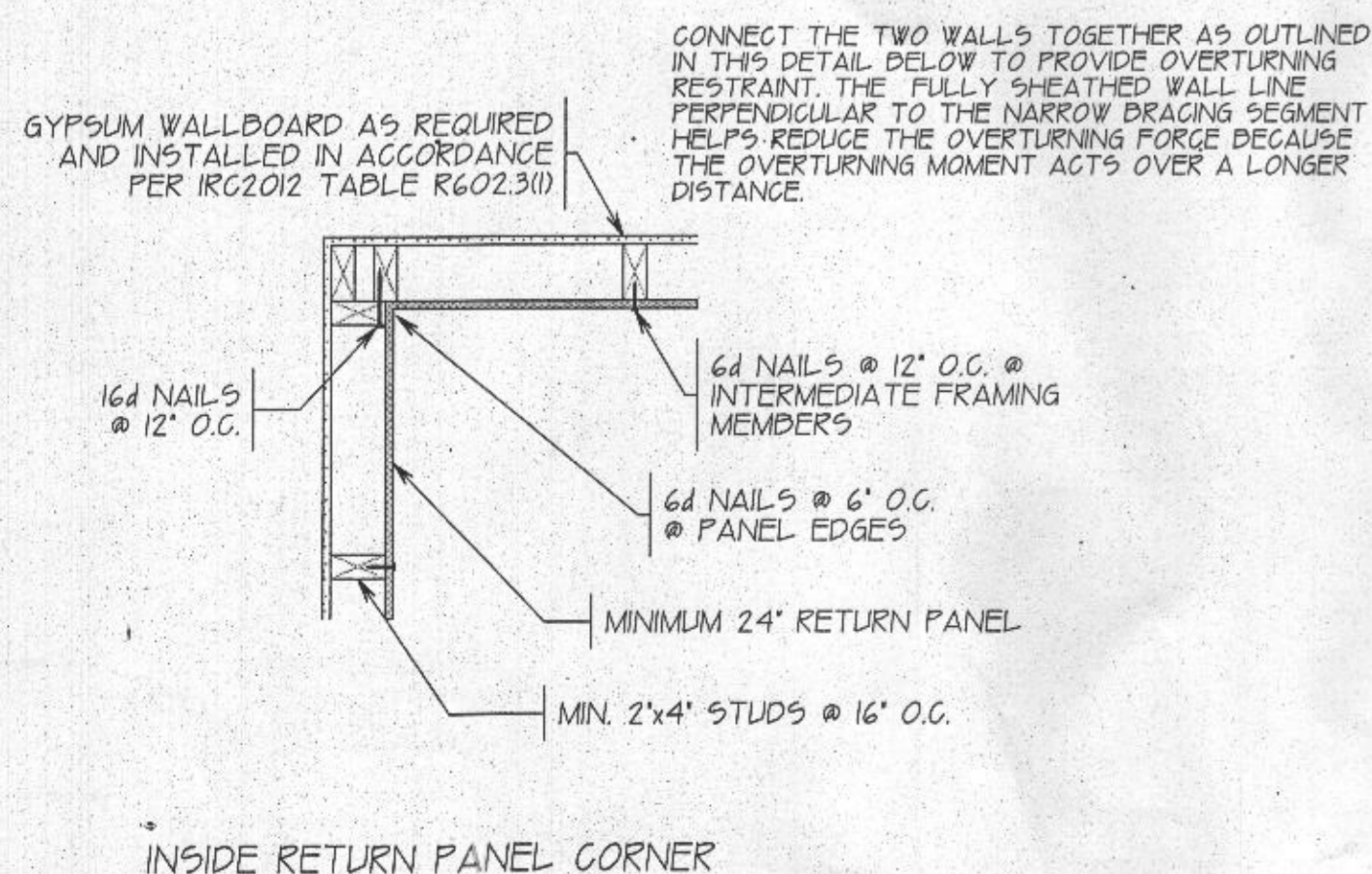
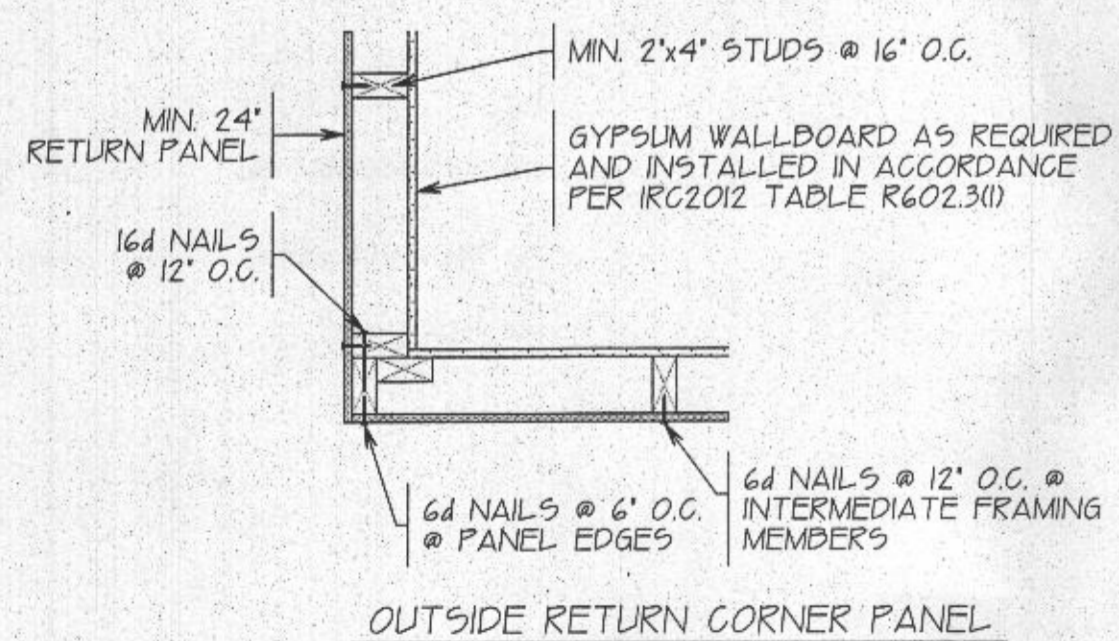
BRACED WALL CONNECTION TO FLOOR/CEILING TABLE R602.10.8(1) & R602.10.8(2) of IRC 2018

END CONDITIONS FOR BRACED WALL LINES FIGURE R602.10.7 of IRC 2018

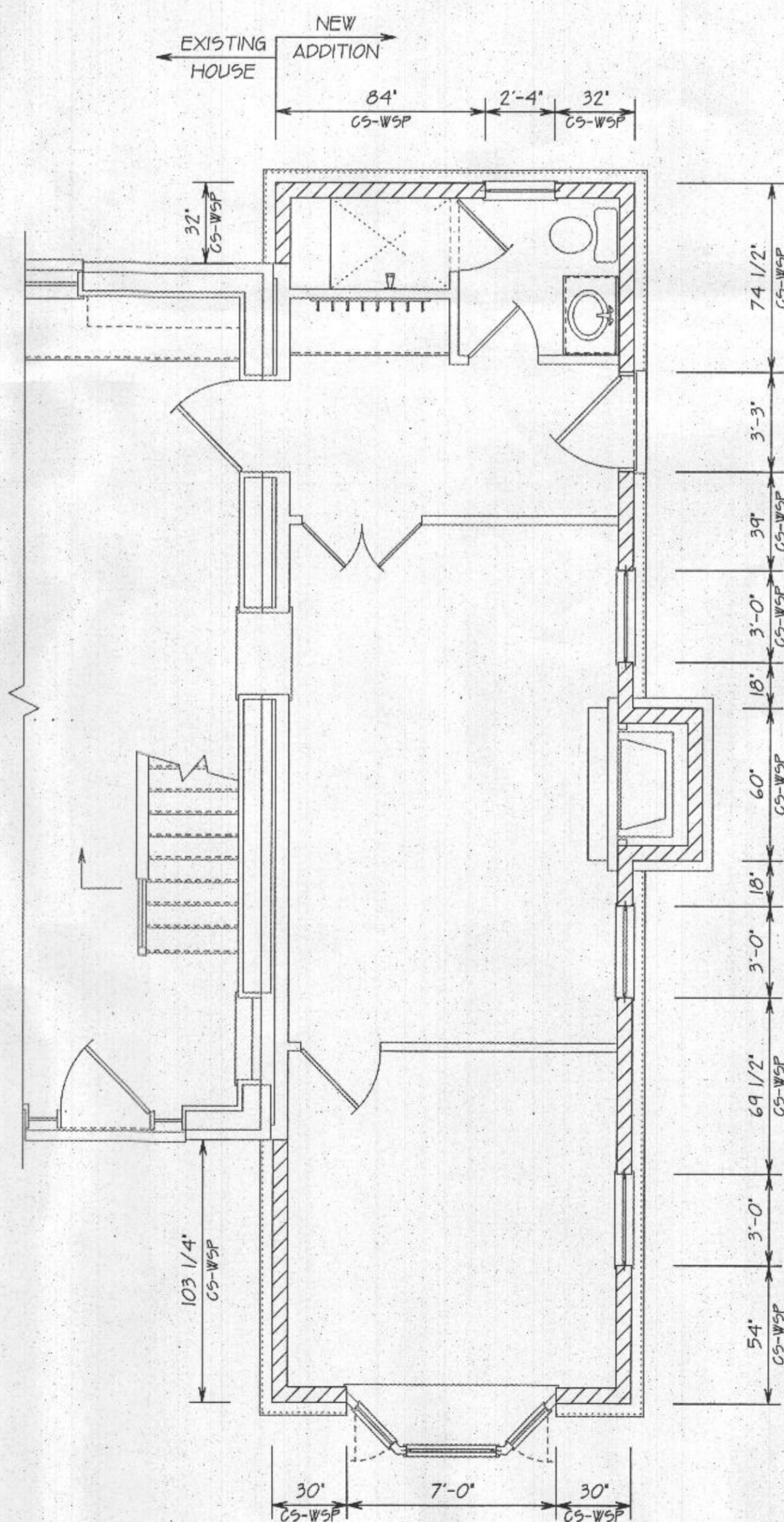
WALL BRACING NOTE:
THIS HOUSE WAS DESIGNED IN ACCORDANCE WITH SECTION R301.3 OF THE IRC CODE WHICH ALLOWS ENGINEERED DESIGN IN LIEU OF THE PRESCRIPTIVE DESIGN METHOD. ENGINEERED EXTERIOR AND INTERIOR SHEAR WALLS WERE USED INSTEAD OF THE PRESCRIPTIVE WALL BRACING SPECIFIED IN SECTION R602.10. SEE PLAN AND SHEAR WALL SCHEDULE FOR ADDITIONAL INFORMATION.

SHEAR WALL SCHEDULE:
CS-WSP: ALL EXTERIOR STUD WALLS ARE SHEAR WALLS AND SHALL HAVE STUDS SPACED AT 16" O.C. WITH 7/16" OSB CONTINUOUS SHEATHING ON THE OUTSIDE FACE, PROVIDING FRAMING MEMBERS OR BLOCKING AT ALL SHEATHING EDGES AND NAIL SHEATHING TO WALL'S STUDS, BLOCKING AND WALL PLATES WITH 8d NAILS @ 6" O.C. AT ALL SHEATHING EDGES, NAIL TO INTERMEDIATE SUPPORTS @ 12" O.C. CONNECT WALL BOTTOM PLATES TO JOIST, RIM JOIST OR BLOCKING WITH (2) 16d NAILS @ 16" O.C. CONNECT ADJUTING STUDS AT WALL CORNERS WITH 16d FACE NAILS @ 12" O.C. PROVIDE 1/2" GYPSUM BOARD SHEATHING ON THE INSIDE FACE AND CONNECT SHEATHING TO STUDS WITH #6 x 1 1/4" SCREWS @ 12" O.C.

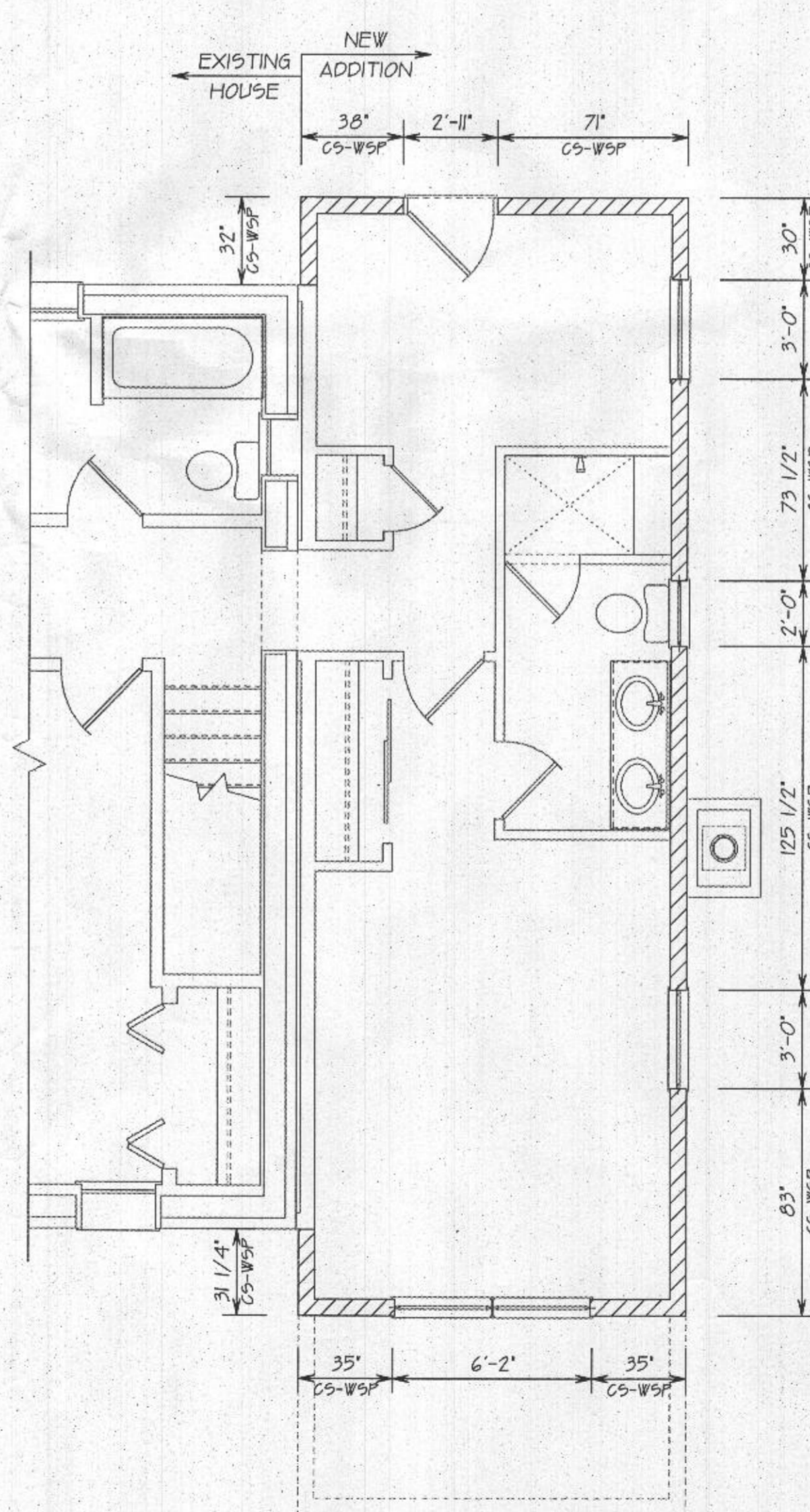
WIND BRACING DIAGRAM



CORNER WALL DETAILS

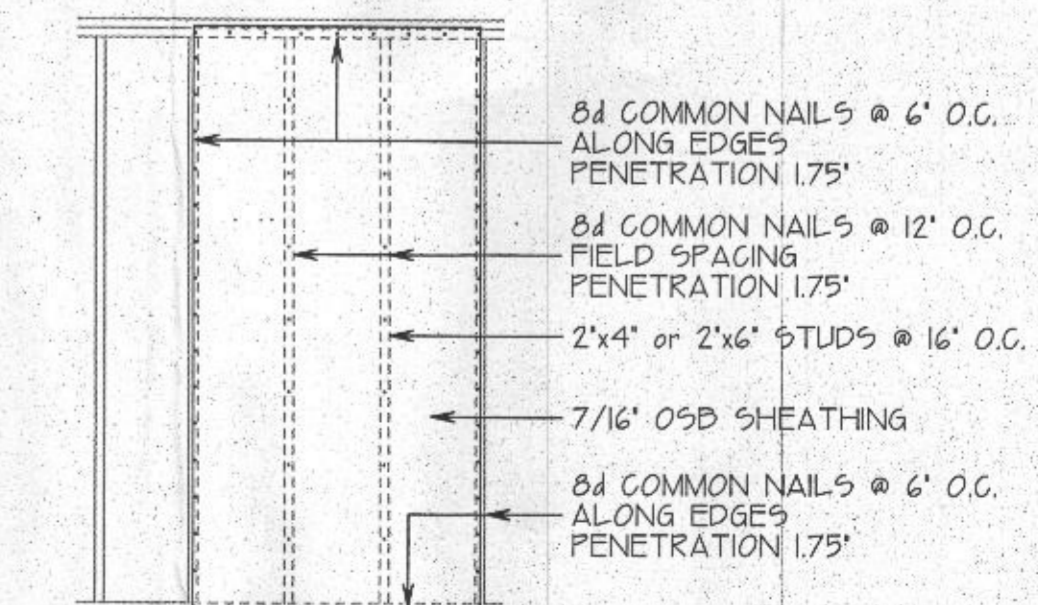


FIRST FLOOR WIND BRACING DIAGRAM

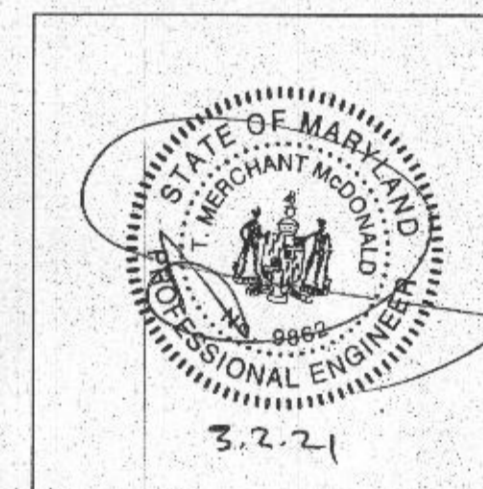


SECOND FLOOR WIND BRACING DIAGRAM

CS-WSP CONTINUOUS SHEATHING WOOD STRUCTURAL PANEL



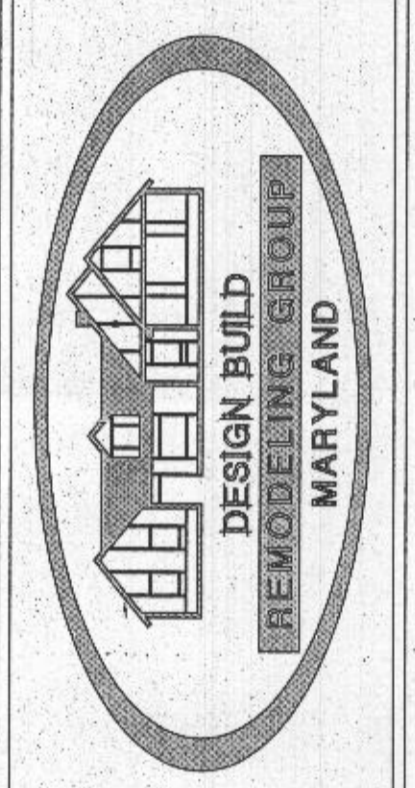
EXTERIOR WALL SHEATHING TO WALL FRAMING ASSEMBLY
THIS DRAWING SHOWS BRACED WALL LINES WITH CONTINUOUS STRUCTURAL PANEL SHEATHING MEETING THE MINIMUM REQUIREMENTS OF TABLE R602.10.8 AND TABLE R602.10.9 OF THE IRC 2018.



REVIEWED FOR STRUCTURAL SUPPORT; FOUNDATION, STEEL BEAMS, MICRO-LAMS, HEADERS & WALL BRACING ONLY.
Professional Certification: I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the state of Maryland.
License No. 9862, Expiration Date: 5-17-22
TMM CONSULTING SERVICES, LLC
7941 HOLLOW RD.
MIDDLETOWN, MD 21769
240-434-9518

WIND BRACING DIAGRAM, NOTES & DETAILS
NEW ADDITION FOR:
PETER DOAN & VERA STUPINA
13085 HIGHLAND RD
HIGHLAND, MARYLAND 20777
DATE: MARCH 2, 2021
SCALE: 1/4" = 1'-0"
DRAWN BY: P.F.G.

CREATIVE OUTLOOKS, LLC
PHILIP F. GUGLIUZZA
PHONE: 410-516-1062
CUSTOM HOME PLANNING & DESIGN
HOME ADDITION-REMODELING DESIGN
CONSTRUCTION MANAGEMENT
FORCREATIVEOUTLOOKS.COM

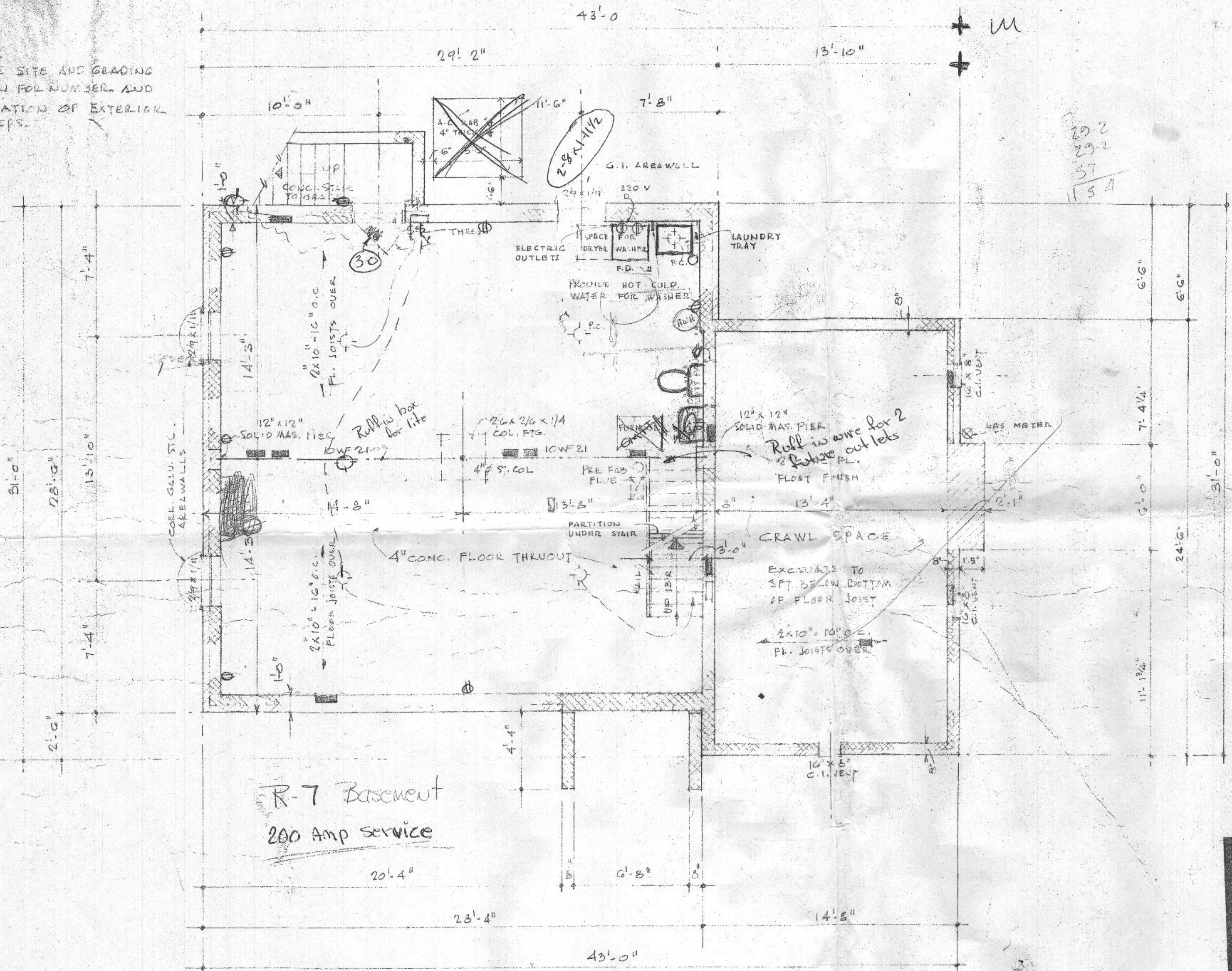


ADDITIONS: GARAGE, FAMILY ROOM, OWNERS SUITE & PATH ROOMS, IN-LAW SUITES & MORE, KITCHEN REMODEL & ADDITIONS, WHOLE HOUSE RENOVATIONS, BASEMENTS, AGING/DISABILITY NEEDS
P.O. BOX 1285
ELKERSBURG, MARYLAND 21764
PHONE: 443-300-2268

Authorization/Limitations for Use of Plans
This set of drawings, the design itself, and any accompanying specifications are the property of Design Build Remodeling Group, Inc. and shall not be used for any other project without the written consent of Design Build Remodeling Group, Inc. A copy of these drawings and specifications will be provided to the Client. It is understood and agreed that these drawings are not to be used for construction by any other parties.
Copyright © DESIGN BUILD REMODELING GROUP
All rights reserved 2021

NOTE
SEE SITE AND GRADING
PLAN FOR NUMBER AND
LOCATION OF EXTERIOR
STEPS.

NOTES:
CONC. FTGS. FOR 8" WALLS TO BE
AND FOR 12" WALLS TO BE 20" X 8"
FTGS. FOR FIREPLACE TO BE CONC. W/
X 18" DEEP.

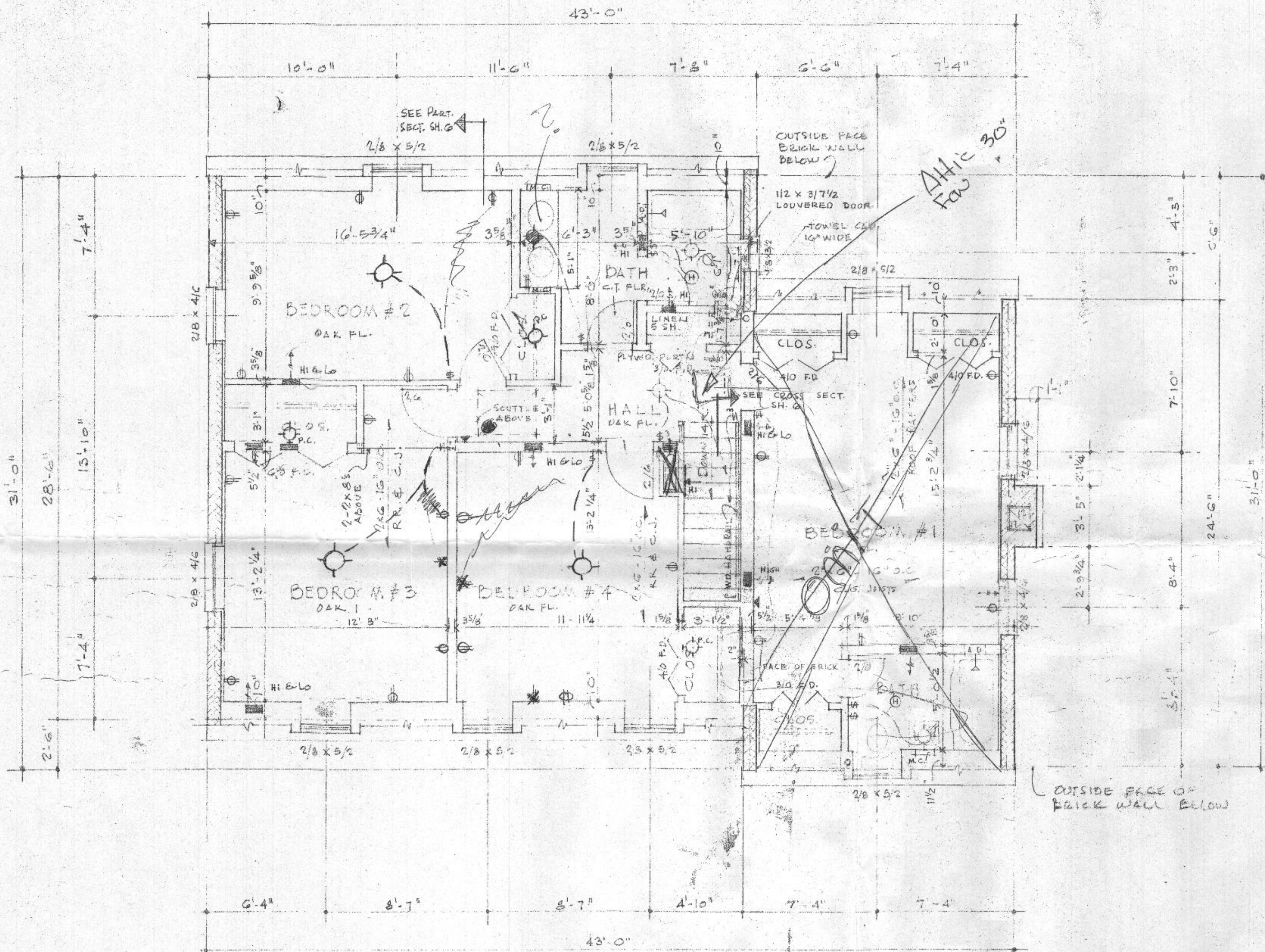


29.2
29.2
57
154

14
5
70

23
23
125
30
625
137
115
75

TYPE
M.F.

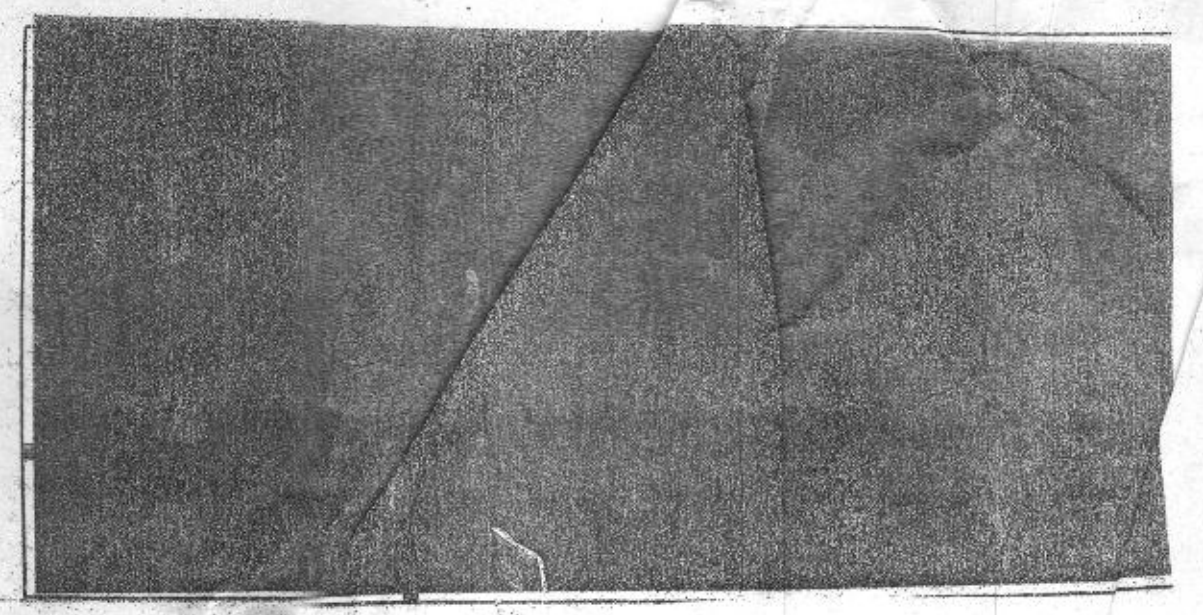


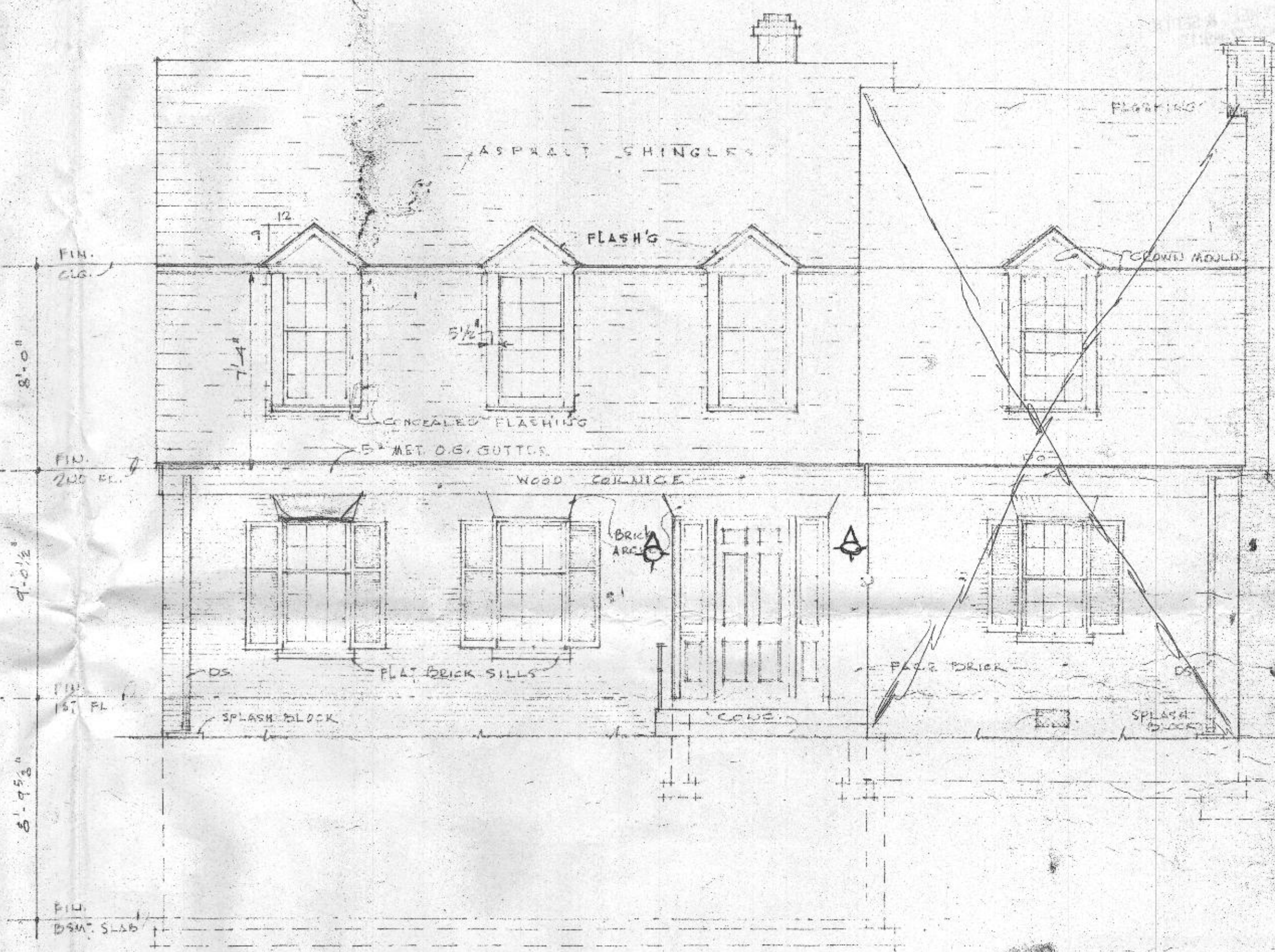
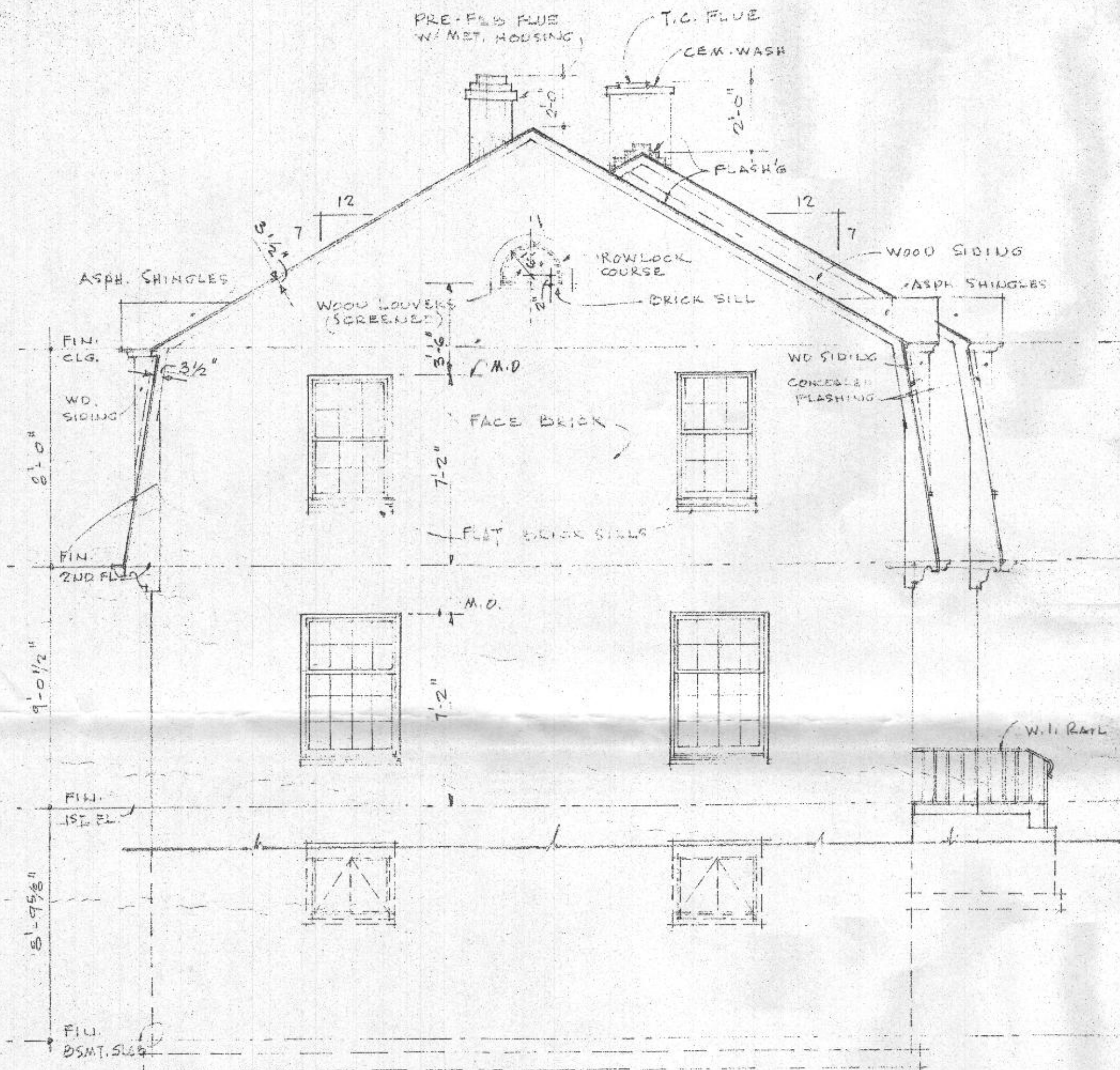
A 10
35

6-1 9/8
1-7 3/8
3 9/8
80 2 3/8
11-5

NOTE! ALL MEDICINE CABINETS 14" x 20"

Note: Provide 2 lites in attic space w/ switch @ top of disappearing stairway





R-7
in masonry
R-11 frame

